

INTENSIVE HISTORIC RESOURCES SURVEY OF THE NORMANDIE 5 REDEVELOPMENT AREA

LOS ANGELES, CALIFORNIA



CRA/LA



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Prepared for:

Community Redevelopment Agency

City of Los Angeles

354 South Spring Street, Suite 700

Los Angeles, California 90013

Prepared by:

PCR Services Corporation

233 Wilshire Boulevard, Suite 130

Santa Monica, California 90401



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354 South Spring Street, Suite 700
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I. EXECUTIVE SUMMARY

The survey project is a comprehensive, intensive-level survey of the Normandie 5 Redevelopment Project Area (Project Area) in the City of Los Angeles, which involves the identification, documentation and evaluation of all existing historical resources located within the Project Area, situated roughly one and one-half miles west of downtown Los Angeles. The Project Area encompasses 210 acres and is generally bounded by Adams Boulevard on the north, Jefferson Boulevard on the south, Normandie Avenue on the east, and Western Avenue on the west. The Project Area was adopted on October 7, 1969.

The project encompasses approximately 823 parcels of land in the Normandie 5 Redevelopment Project Area. The area is made up of a mix of low- to moderate-density urban uses, including residential, commercial and institutional resources dating from the 1880s through the 1960s, as well as some later twentieth-century infill development. Residential architecture, including single-family dwellings, multi-family residences as well as commercial and institutional buildings exist within the Project Area. Historically, the Project Area was subdivided at the turn of the 20th Century and by the 1920's the area was primarily a single-family community with commercial and retail uses along the main thoroughfares of Western Avenue and Adams Boulevard. The Project Area currently contains notable community facilities and structures such as the Golden State Mutual Insurance Company, the Loren Miller Park and Community Center, and the Engine House No. 18. The range of architectural styles includes Queen Anne, Victorian Vernacular Cottage, Arts and Crafts, Transitional Craftsman, Craftsman, American Foursquare, Colonial Revival, Mediterranean, Mission, and Spanish Colonial Revival. Today many significant buildings and a historic district remain in the Project Area, which physically conveys important historical and architectural themes in the City's history and imparts Normandie 5 with a unique character and sense of place.

The purpose of this intensive-level survey project was to identify, document and prepare an inventory of historic properties within the Normandie 5 Redevelopment Project Area, and to provide the Community Redevelopment Agency of the City of Los Angeles with recommendations regarding the eligibility of these resources for listing in the National Register of Historic Places, California Register of Historical Resources, and the Los Angeles Historic-Cultural Monuments Register. Based upon a rigorous application of the SurveyLA and National Park Service multiple-property evaluation methodology, this survey serves as a comprehensive inventory of historic resources within the Normandie 5 Redevelopment Project Area, to help guide future preservation efforts, new project planning, and the adaptive reuse and rehabilitation of historic resources.

PCR Services Corporation (PCR) was the prime consultant under contract to the Community Redevelopment Agency of the City of Los Angeles (CRA) to conduct an intensive-level survey of the Normandie 5 Redevelopment Project Area. The survey team for the community redevelopment area included PCR, and Galvin Preservation Associates (GPA).

A total of 283 properties were identified as historic resources. There were a total of 17 previously recorded historic resources present in the Project Area that currently appear to remain eligible (1S, 5D1). The survey documented a total of 265 parcels in the study area which were newly identified during the survey as eligible historic properties (3CS, 3S, 5D3), either individually and/or as contributors in a historic district. Out of 265 newly identified properties, one (1) property appears individually eligible for the National Register, five (5) properties appear individually eligible for the California Register, and 259 properties appear eligible for listing in a historic district at the local level. There is one (1) previously designated historic district situated within the boundary of the Project Area, the Adams-Normandie HPOZ (5D1). In addition, there is one (1) eligible historic district that was newly identified and documented during the survey, the Charles Victor Hall Tract HPOZ (5S3).

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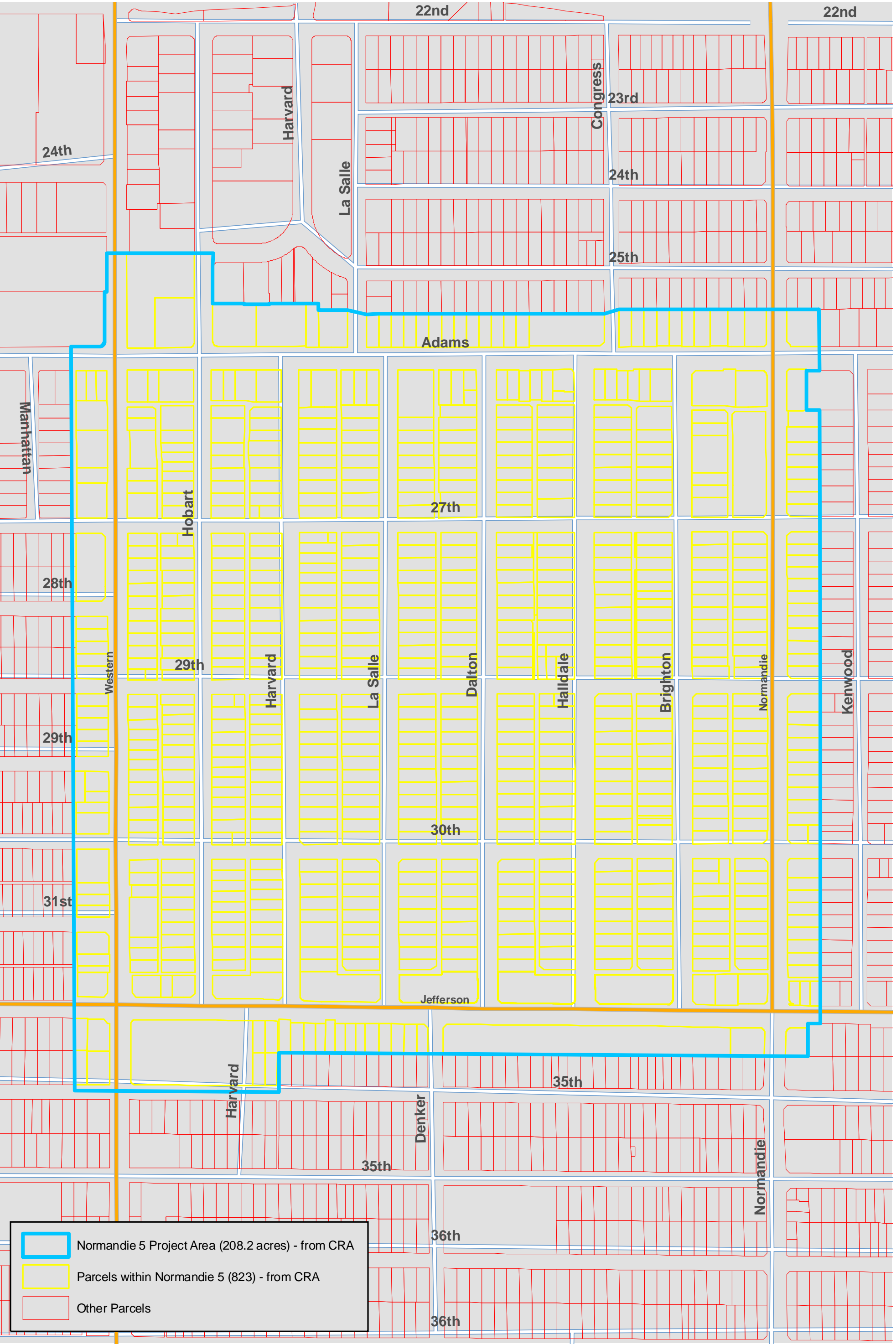
II. INTRODUCTION

The survey project is a comprehensive, intensive-level survey of the Normandie 5 Redevelopment Project Area (Project Area) in the City of Los Angeles, which involves the identification, documentation and evaluation of all existing historical resources located within the Project Area, situated roughly one and one-half miles west of downtown Los Angeles. The historic resources survey involved the visual examination of a total of approximately 823 parcels of land in the Normandie Redevelopment Project Area. PCR Services Corporation (PCR), the prime consultant under contract to the Community Redevelopment Agency of the City of Los Angeles (CRA), conducted an intensive-level survey of the Project Area and prepared the survey documentation in collaboration with Galvin Preservation Associates (GPA), PCR's sub-consultant.

The purpose of this intensive-level survey, completed in cooperation with the City of Los Angeles Office of Historic Resources (OHR), was to identify, document and prepare an inventory of historic properties constructed 1965 or earlier within the Normandie 5 Redevelopment Project Area, and to provide the Community Redevelopment Agency of the City of Los Angeles with recommendations regarding the eligibility of these resources for listing in the National Register of Historic Places, California Register of Historical Resources, and the Los Angeles Historic-Cultural Monuments Register. The PCR project, consisting of PCR's Historic Resources Division and GPA, coordinated with the OHR to utilize the methodology currently under development for SurveyLA, the City's first comprehensive historic resources survey. Based upon a rigorous application of the SurveyLA and National Park Service multiple-property evaluation methodology, this survey serves as a comprehensive inventory of historic resources within the Normandie 5 Redevelopment Project Area, to comply with the California Environmental Quality Act (CEQA) and the City of Los Angeles Historic Preservation Ordinance. The survey results will be used by the CRA to help guide future preservation efforts, new project planning, and the adaptive reuse and rehabilitation of historic resources.

PROJECT AREA DESCRIPTION

The Project Area, shown in Figure 1, *Location and Boundaries of the Normandie 5 Redevelopment Area*, on page 2, encompasses approximately 210 acres and is generally bounded by Adams Boulevard on the north, Jefferson Boulevard on the south, Normandie Avenue on the east, and Western Avenue on the west.



The project encompasses approximately 823 parcels of land in the Normandie 5 Redevelopment Project Area. The area is made up of a mix of low- to moderate-density urban uses, including residential, commercial and institutional resources dating from the 1880s through the 1960s, as well as some later twentieth-century infill development. Residential architecture, including single-family dwellings, multi-family residences as well as commercial and institutional buildings exists within the Project Area. Historically, the Project Area was subdivided at the turn of the 20th Century and by the 1920's the area was primarily a single-family community with commercial and retail uses along the main thoroughfares of Western Avenue and Adams Boulevard.

Today, many significant buildings and districts remain in the Project Area, which physically conveys important historical and architectural themes in the City's history and imparts Normandie 5 with a unique character and sense of place. Normandie 5 retains important outstanding individual examples as well as distinct groupings of buildings that reflect important economic and social chapters of Los Angeles' growth and history, demonstrating the area's continued urban vitality. The Project Area contains a rich array of Queen Anne, Victorian Vernacular Cottage, Arts and Crafts, Transitional Craftsman, Craftsman, American Foursquare, Colonial Revival, and the Mediterranean and Mission Revival styles. These architectural styles were applied to a diverse range of property types such as multifamily apartments, single-family residences, modest commercial buildings, and religious properties. These buildings survive today as an architectural testament to the quality and flexibility of early 20th century residential, commercial and institutional buildings, whose viability continues to serve the needs of the 21st century.

PREVIOUSLY RECORDED RESOURCES

Previous Surveys Conducted in the Vicinity of the Study Area

This survey is intended to update the work of previous surveys conducted within the Normandie 5 Redevelopment Area. Only one previous historic resources survey has been conducted for the Normandie 5 Redevelopment Area, the *Architectural/Historical Survey of Normandie 5* prepared by Roger G. Hathaway Research, 1980. The data from the previous survey was provided to the project team by the CRA and uploaded into the PCR database.

In addition, there have been numerous historic assessments for compliance with Section 106 and CEQA which have been prepared for properties within the Project Area. Pertinent information from the previous survey, assessments, and HCM applications was used to inform the current project and was incorporated into the survey report, as appropriate.

Previously Designated Properties in the Project Area

PCR conducted an archival records search at the California Historical Resources Information System – South Central Coastal Information Center (CHRIS-SCCIC) to review and identify all previously recorded resources located within the study area. The records search also included a review of the property records on file at the OHR and the CRA. There were a total of 17 previously designated historic resources present in the Project Area. One (1) property has been formally listed on the National Register, California Register and designated a City of Los Angeles Historic-Cultural Monument (HCM), and 16 properties are within the Adams-Normandie City of Los Angeles Historic Preservation Overlay Zone (HPOZ). In addition, there was one (1) previously designated historic district situated within the Project Area, the Adams-Normandie HPOZ (5D1). A list of previously designated resources is provided in the Table 1 below.

Table 1**Previously Designated Resources**

APN	Address	Direction	Street	Status Code
5053012900	2616		HOBART	1S
5054005001	1688	W	ADAMS	5D1
5054005016	2630	S	NORMANDIE	5D1
5054005015	2636	S	NORMANDIE	5D1
5054005014	2642	S	NORMANDIE	5D1
5054005013	2646	S	NORMANDIE	5D1
5054005012	2652	S	NORMANDIE	5D1
5054005011	2656	S	NORMANDIE	5D1
5054006001	2702	S	NORMANDIE	5D1
5054006002	2706	S	NORMANDIE	5D1
5054006005	2720	S	NORMANDIE	5D1
5054006008	2732	S	NORMANDIE	5D1
5054006009	2810	S	NORMANDIE	5D1
5054006010	2816	S	NORMANDIE	5D1
5054006011	2818	S	NORMANDIE	5D1
5054006012	2828	S	NORMANDIE	5D1
5054007012	2900	S	NORMANDIE	5D1

III. PROJECT METHODOLOGY

RESEARCH

A thorough archival records search was conducted by PCR through the South Central Coastal Information Center at California State University, Fullerton, as well as the Community Redevelopment Agency and the OHR. The archival records review included all pertinent available previous surveys reports and DPR forms on file at these repositories, as appropriate.

Focused, property-specific research was conducted by the PCR team to obtain information necessary for evaluating the significance of surveyed resources. Property history research included review of historic building permits in the City of Los Angeles Department of Building and Safety, as well as city directories, historic Sanborn Fire Insurance maps, and historic photographs.

In conjunction with the site-specific research, the PCR team completed background research necessary for the development of a thematic historic context statement for the Project Area. The historic context identifies and documents significant themes based on the economic, cultural, architectural, social, and transportation history of the area. Historical background research was conducted to obtain information on the local trends and patterns of history, important events, significant persons, architects and builders, and the overall architectural development associated with the study area. Research included but was not limited to an extensive review of historic tract development, aerial photographs, topographic maps, census records, historic-period issues of the *Los Angeles Times*, and published sources on local history and architecture including books, journal articles, theses and dissertations.

FIELD SURVEY

Field survey methods consisted of an initial windshield reconnaissance followed by a comprehensive intensive survey of the redevelopment area. The initial windshield survey of the entire survey area was completed by PCR during January, 2009. The windshield survey provided an introduction for the team in regard to the existing conditions and property types in the survey area and included locating potential individual historic resources as well as concentrations or groups of resources that appeared to be eligible as potential districts. An intensive field survey of all buildings within the survey area, including previously recorded resources as well as all unevaluated properties containing improvements 45 years of age or older, was conducted by the PCR team between February 2009 and March 2009. Furthermore, parcels

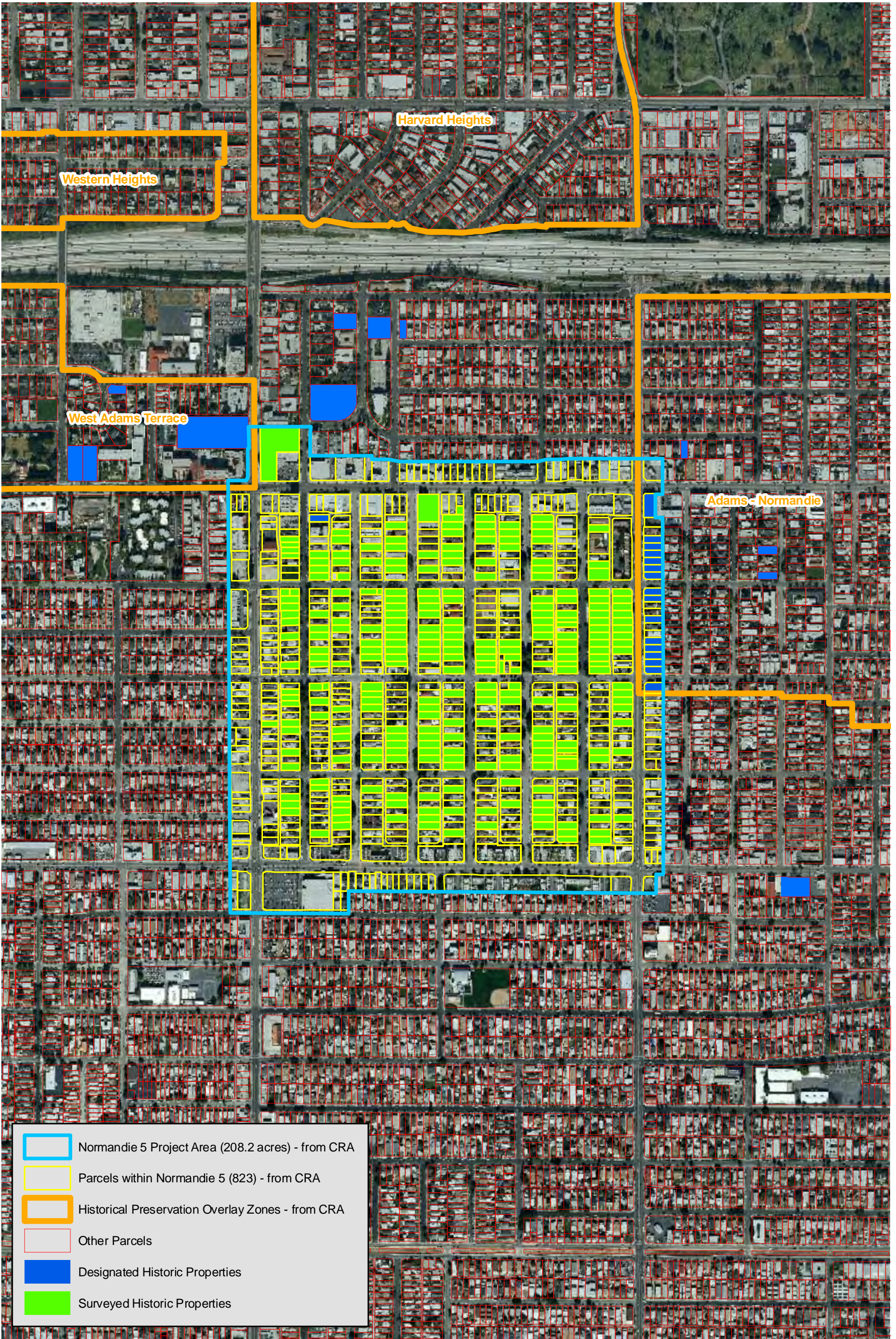
with improvements younger than 45 years of age were analyzed for potentially significant examples of architecture of the recent past (less than 45 year of age). The parcels and area surveyed (Study Area) are shown on Figure 2 on page 4.

Historic properties with sufficient architectural integrity to be recorded and evaluated were identified, photographed, studied in the field, mapped, and notes were taken. An electronic survey form was used to populate the PCR historic resources inventory database created for the purposes of this project to record and analyze the survey data. The survey data collected in the field was then analyzed and the results of these analyses were entered into the PCR inventory database. The inventory database was developed by PCR as a tool to document and analyze historic resources survey data. The data fields match those on the Department of Recreation and Parks (DPR) 523 forms, as requested by the Los Angeles Office of Historic Resources (OHR). Once the data entry was completed, the draft and final inventory reports and DPR forms were generated and printed from the database. All properties identified as potentially eligible were photographed and recorded by the PCR team into the database. A preliminary range of status codes was assigned to each surveyed property and entered into the database.

EVALUATION METHODS

The survey follows the multiple-property evaluation methodology now being employed by the citywide SurveyLA, Los Angeles Historic Resource Survey project (LAHRS), in accordance with the standards and guidelines set forth by the National Park Service (NPS) and the California State Office of Historic Preservation (OHP), including the *Secretary of the Interior's Standards for Preservation Planning* (NPS); *Archaeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines* (NPS); *National Register Bulletin 16: How to Complete the National Register Registration Form* (NPS); *National Register Bulletin 16B: How to Complete the National Register Multiple Property Documentation Form* (NPS); *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning* (NPS); the *Instructions for Recording Historical Resources* (OHP); and *Technical Assistance Bulletin #8, User's Guide to the California Historical Resources Status Codes* (OHP).

The eligibility requirements for the Normandie 5 Survey were based on the SurveyLA eligibility requirements, but reinterpreted within the specific context and environment of the Study Area. Utilizing SurveyLA methodology, thresholds of significance were established based on both the citywide thematic contexts and property types identified in the study area, and from the specific historic context of the survey area. Thresholds of integrity were drawn from the eligibility requirements developed for each associated theme and/or property type, and from the development history and existing conditions of the survey area.



Individual resources and district contributors were evaluated against the applicable historic themes associated with the project area and against relevant citywide themes. Aspects of the analysis included historic significance, architectural merit, neighborhood cohesion, and relationships to larger patterns and trends in the area. Because of the complex layers of history that are physically apparent today in the built environment, the integrity analyses measured existing conditions to assess whether properties in the study area possesses sufficient architectural fabric to convey significant associations with the important historical patterns and architectural trends of the area. Properties possessing sufficient physical integrity to be included in the survey were evaluated within their applicable associated thematic context using the national, state and local evaluation criteria as well as eligibility requirements developed for the themes and property types in the study area.

IV. EVALUATION CRITERIA

Historic resources fall within the jurisdiction of several levels of government. Federal laws provide the framework for the identification and, in certain instances, protection of historic resources. Additionally, states and local jurisdictions play active roles in the identification, documentation and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended; the California Environmental Quality Act (CEQA); the California Register of Historical Resources; Public Resources Code (PRC) 5024; and the City of Los Angeles Cultural Heritage Ordinance are the primary federal, state and local laws governing and affecting preservation of historic resources of national, state, regional, and local significance. Other relevant regulations at the local level include the City of Los Angeles Cultural Heritage Ordinance (Los Angeles Administrative Code, Section 22.130).

Potentially eligible resources identified in the Study Area were evaluated against the federal, state and local criteria, and specific status codes were applied in accordance with the criteria outlined below. Potential districts comprised exclusively of resources representing an identified property type or a significant theme must meet the same eligibility criteria for an individual property. Both contributing and noncontributing resources were identified, and boundaries determined.

FEDERAL LEVEL

The National Register of Historic Places (National Register) was established by the National Historic Preservation Act of 1966, as “an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment.”¹ The National Register recognizes properties that are significant at the national, state and/or local levels.

National Register of Historic Places

To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for Evaluation have been established to determine the significance of a resource:

¹ 36 Code of Federal Regulations (CFR) Section 60.2.

- A. It is associated with events that have made a significant contribution to the broad patterns of our history;
- B. It is associated with the lives of persons significant in our past;
- C. It embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- D. It yields, or may be likely to yield, information important in prehistory or history.²

Districts, sites, buildings, structures, and objects of potential significance that are 50 years in age must meet one or more of the above criteria. However, the National Register does not prohibit the consideration of properties less than fifty years in age whose exceptional contribution to the development of American history, architecture, archeology, engineering, and culture can clearly be demonstrated.

As defined by *National Register Criteria Consideration G: Properties that have Achieved Significance within the Past Fifty Years*, a property achieving significance within the past fifty years is eligible only if it is of exceptional importance, or if it is an integral part of a district that is eligible for listing in the National Register.³ Fifty years is a general estimate of the time needed to develop historical perspective and to evaluate significance. This consideration guards against the listing of properties of passing contemporary interest and ensures that the National Register is a list of truly historic places.⁴ In addition to meeting the Criteria for Evaluation, a property must have integrity. "Integrity is the ability of a property to convey its significance."⁵ According to National Register Bulletin 15 (NRB), the National Register recognizes seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of these seven aspects. Thus, the retention of the specific aspects of integrity is paramount for a property to convey its

² "Guidelines for Completing National Register Forms," *National Register Bulletin 16*, U.S. Department of Interior, National Park Service, September 30, 1986. This bulletin contains technical information on comprehensive planning, survey of cultural resources and registration in the National Register of Historic Places.

³ *National Register Bulletin: Guidelines for Evaluating and Nominating Properties that have Achieved Significance Within the Past Fifty Years*, U.S. Department of the Interior, National Park Service, 1979, revised 1990, 1996, 1998.

⁴ *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, U. S. Department of the Interior, National Park Service, National Register, History and Education.

⁵ *National Register Bulletin 15*, p. 44.

significance.⁶ The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association.

In assessing a property's integrity, the National Register criteria recognize that properties change over time, therefore, it is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity.⁷

Evaluation Criteria and Application of CHR Status Codes for National Register Eligible Properties

NRHP (3S)

To be eligible for the NRHP under Criterion A, the property:

- A. Demonstrates significant historical association with applicable theme(s).
- B. Retains enough integrity to convey its significant historical associations.
- C. Warrants a CHR Status code of 3S.

To be eligible for the NRHP under Criterion B, the property:

- A. Demonstrates significant historical association with a significant person important in the national history.
- B. Retains enough integrity to convey its significant historical associations.
- C. Warrants a CHR Status code of 3S.

To be eligible for the NRHP under Criterion C, the property:

- A. Is a highly distinctive, distinguished example of a style, building type, or method of construction, or is an important example of the work of a nationally influential master architect, designer or builder, significant historical association with applicable theme(s).
- B. Retains enough integrity to convey its significant architectural associations.

⁶ *Ibid.*

⁷ "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. . . . Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register." *Ibid*, 15, p. 46.

- C. Warrants a CHR Status code of 3S.

NRHP (3D) District Contributor

To be eligible for the NRHP as a district contributor, the property:

- A. Adds to the district's historic or architectural character.
- B. Was constructed within the district's overall period of significance.
- C. Retains most aspects of integrity.
- D. Is located within the boundary of a district or makes a significant contribution to a non-contiguous district that is eligible for the NRHP within one or more contexts.
- E. Warrants a CHR Status code of 3S.

NRHP (3B) Individually Eligible and District Contributor

To be eligible for the NRHP as individually eligible and as a district contributor, the property:

- F. Meets NRHP individual and district contributor criteria.
- G. Warrants a CHR Status code of 3B.

STATE LEVEL

The Office of Historic Preservation (OHP), as an office of the California Department of Parks and Recreation, implements the policies of the NHPA on a statewide level. The OHP maintains the California Historic Resources Inventory and the California Register of Historical Resources. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the state's jurisdictions. Also implemented at the state level, CEQA requires projects to identify any substantial adverse impacts which may affect the significance of identified historical resources.

California Register of Historical Resources

The California Register of Historical Resources was created by Assembly Bill 2881 which was signed into law on September 27, 1992. The California Register is "an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve

to be protected, to the extent prudent and feasible, from substantial adverse change.”⁸ The criteria for eligibility for the California Register are based upon National Register criteria.⁹ Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register.¹⁰

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register of Historic Places and those formally Determined Eligible for the National Register of Historic Places;
- California Registered Historical Landmarks from No. 770 onward;
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.¹¹

Other resources which may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an historic preservation overlay zone.¹²

California Register Criteria

To be eligible for the California Register, a historic resource must be significant at the local, state, or national level, under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

⁸ *California Public Resources Code, Section 5024.1(a).*

⁹ *California Public Resources Code Section 5024.1(b).*

¹⁰ *California Public Resources Code Section 5024.1(d).*

¹¹ *Ibid.*

¹² *California Public Resources Code Section 5024.1(e).*

2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, a historic resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historic resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.¹³

Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The resource must also be judged with reference to the particular criteria under which it is proposed for eligibility. It is possible that a historic resource may not retain sufficient integrity to meet the criteria for listing in the National Register, but it may still be eligible for listing in the California Register.¹⁴

Under CEQA, a “project that may cause a substantial adverse change in the significance of a historic resource is a project that may have a significant effect on the environment.”¹⁵ This statutory standard involves a two-part inquiry. The first involves a determination of whether the project involves a historic resource. If so, then the second part involves determining whether the project may involve a “substantial adverse change in the significance” of the resource. To address these issues, guidelines that implement the 1992 statutory amendments relating to historical resources were adopted on October 26, 1998 with the addition of State CEQA Guideline Section 15064.5. The State CEQA Guidelines 15064.5 provides that for the purposes of CEQA compliance, the term “historical resources” shall include the following:¹⁶

- A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register.
- A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements in Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat such resources as significant for purposes of CEQA unless the

¹³ *California Code of Regulations, California Register of Historical Resources (Title 14, Chapter 11.5), Section 4852(c).*

¹⁴ *Ibid.*

¹⁵ *California Public Resources Code, Section 21084.1.*

¹⁶ *State CEQA Guidelines, 14 CCR Section 15064.5(a).*

- preponderance of evidence demonstrates that it is not historically or culturally significant.
- Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be 'historically significant' if the resource meets one of the criteria for listing on the California Register.
 - The fact that a resource is not listed in, or determined to be eligible for listing in the California Register, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be a historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1."

Evaluation Criteria and Application of CHR Status Codes for the California Register of Historical Resources Eligible Properties

CRHR (3CS)

To be eligible for the CRHR under Criterion 1, the property:

CRHR Association

- A. Demonstrates important historical association with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- B. Retains required aspects of integrity.
- C. Warrants a CHR status code of 3CS.

To be eligible for the CRHR under Criterion 2, the property:

CRHR Individual

- A. Demonstrates significant historical association with a significant person important in the California history.

- B. Retains required aspects of integrity.
- C. Warrants a CHR status code of 3CS.

To be eligible for the CRHR under Criterion 3, the property:

CRHR Architecture

- A. Is a distinctive, distinguished example of a style, building type, or method of construction in California, or is an important example of the work of a prominent or notable architect, designer or builder
- B. Retains required aspects of integrity.
- C. Warrants a CHR status code of 3CS.

CRHR (3CD) District Contributor

To be eligible for the CRHR as a district contributor, the property:

- A. Is located within the boundary of a district that is eligible for the CRHR within one or more contexts
- B. Contributes to the district's historic or architectural character.
- C. Retains required aspects of integrity.
- D. Warrants a CHR status code of 3CD.

CRHR (3CB) Individually Eligible and District Contributor

To be eligible for the CRHR as individually eligible and as a district contributor, the property:

- A. Meets CRHR individual and district contributor criteria.
- B. Warrants a CHR Status code of 3CB.

LOCAL LEVEL – CITY OF LOS ANGELES

The City of Los Angeles enacted a Cultural Heritage Ordinance in April 1962, currently in the process of revision, which defines Los Angeles Historic-Cultural Monuments (LAHCMs)

for the City. According to the ordinance, LAHCMs are sites, buildings, or structures of particular historic or cultural significance to the City of Los Angeles in which the broad cultural, political, or social history of the nation, state, or City is reflected or exemplified, including sites and buildings associated with important personages or which embody certain distinguishing architectural characteristics and are associated with a notable architect. These LAHCMs are regulated by the City's Cultural Heritage Commission and the City Council.

Los Angeles Cultural Heritage Ordinance

The Los Angeles Cultural Heritage Ordinance (Los Angeles Administrative Code, Section 22.130) establishes criteria for designating local historic resources and/or historic districts (historic preservation overlay zones) as LAHCMs. These properties must reflect one of the following elements:

- The proposed site, building, or structure reflects or exemplifies the broad cultural, political, economic, or social history of the nation, state, or City (community); or
- The proposed site, building, or structure is identified with historic personages or with important events in the main currents of national, state, or local history; or
- The proposed site, building, or structure embodies certain distinguishing architectural characteristics of an architectural-type specimen, inherently valuable for a study of a period style or method of construction; or
- The proposed site, building, or structure is a notable work of a master builder, designer, or architect whose individual genius influenced his age.

Evaluation Criteria and Application of CHR Status Codes for City of Los Angeles Historic Cultural Monument Eligible Properties

LA (5S3)

To be eligible under a local designation, the property:

LAHCM

- A. Retains required aspects of integrity.
- B. The property retains original architectural treatment.
- C. Warrants a CHR status code of 5S3.

LA (5D3) District Contributor

To be eligible for local designation as a district contributor, the property:

- A. Is located within the boundary of a district that meets HPOZ criteria
- B. Meets one or more of the three HPOZ criteria, as follows:
- C. Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
- D. Owing to its unique location or singular physical characteristics, [it] represents an established feature or the neighborhood, community, or city.
- E. Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of an historic place or area of historic interest in the City.
- F. Retains required aspects of integrity.
- G. Warrants a CHR status code of 5D3.

LA (5B) Individually Eligible and District Contributor

To be eligible for local designation as individually eligible and as a district contributor, the property:

- A. Meets City of Los Angeles LAHCM and HPOZ contributor criteria.
- B. Warrants a CHR Status code of 5B.

V. HISTORICAL OVERVIEW

As an introduction and background, the Historical Overview below provides a chronological narrative to familiarize the reader with the general historical patterns and trends in the Normandie 5 area.

INTRODUCTORY HISTORICAL OVERVIEW

The city of Los Angeles was originally established in 1781 by the Spanish Governor Felipe de Neve on land that had formerly been occupied by the Gabrielino Indians. It was known as “El Pueblo de La Reina de Los Angeles” in its early years and was formally incorporated as the City of Los Angeles in 1850, which consequently was the same year that the United States claimed California as the 31st state. In the 1870s, Los Angeles was still little more than a village of 5,000.¹⁷

The real estate boom fueled by the railroad rate war of 1885 and boosterism brought waves of American migrants from the East Coast and Midwest. At the beginning of the decade, the population of Los Angeles was 11,200. By the late 1880s, the population reached 50,400.¹⁸ Promoters and investors marketed Southern California’s warm climate, sunny skies and beautiful coastline to entice Americans to move west. Taking advantage of the need to house the new migrants, land investors, speculators and developers began to purchase land outside the city, particularly to the north and west of the original boundaries to accommodate the newcomers. Simultaneously, railroad and streetcar systems were laid throughout the city and served these new outlying suburban neighborhoods. The Normandie 5 Survey Area was one of the earliest suburban neighborhoods developed prior to the turn of the 20th century.

The Normandie 5 Survey Area is located in the southwestern section of the City of Los Angeles one block south of the Santa Monica Freeway and two blocks northwest of the University of Southern California (USC) campus. It comprises the area bounded by Adams Boulevard to the north, Jefferson Boulevard to the south, Western Avenue to the west, and Normandie Avenue to the east. The area boundary follows the lines of an early subdivision of Los Angeles known as the Charles Victor Hall Tract.

¹⁷ *United States Census, 1870.*

¹⁸ *U.S. Census, 1880 and 1890.*

Charles Victor Hall was the man responsible for the initial development of the Normandie 5 area. Hall was a student at the University of California in Berkeley when he was hired by the U.S. Land Office to survey and lay out the section lines for new homestead claims resulting from the Homestead Act in the 1860s. His sister Mary Hall homesteaded the West Adams Heights Tract in 1868. After his graduation from the University of California, Hall became a claims lawyer and purchased 160 acres to the south of his sister's, also in 1868. The tract at the time consisted of dry, gently sloping brush land grazed in winter by herds of long-horned cattle from neighboring ranchos.¹⁹

Like his counterparts, Hall understood the opportunity for development and endorsed Southern California living to East Coast and Midwest residents in a publication called *Hall's Land Journal*, a promotional newspaper that targeted potential buyers to invest in California land. During this time, only a few homesteads were built in the area surrounding Normandie 5 due its distance from the city's core. Orchards and farmland were the main features of the neighborhood and surrounding area. Although Hall promoted his tract through publications and later through lectures in Northern California, the area remained uninhabited until a few key developments in the vicinity brought people and transportation to the area.

The first important development in the survey area occurred in 1872, when a group of businessmen-investors called the Southern District Agricultural Society bought 160 acres of land to the southeast of Hall's tract to build a long, oval race track. This development, originally known as Agricultural Park and now known as Exposition Park, was located just west of Hoover Street and south of Exposition Boulevard near the present-day Coliseum. The investors behind Agricultural Park built a horse-pulled street-car line that extended from Main Street near the old Pueblo to the race track that was appropriately called the "Main Street and Agricultural Park Railroad" to provide transportation to the park.²⁰

Shortly thereafter in 1876, the land to the north of Agricultural Park and east of Hall's tract was divided in anticipation of residential development. The tract, named West Los Angeles, was bounded by Jefferson Boulevard to the north, Exposition Boulevard to the south, Vermont Avenue to the west, and Hoover Street to the east. In 1879, the developers of the West Los Angeles Tract found three prominent investors, John G. Downey, Ozro W. Childs, and Isaias Hellman, to purchase 308 lots. The three men in turn donated the lots to the Methodist Episcopal Church to revive a project to build a new university campus that had been advocated by Judge Robert MacClay in 1871. The new university, named the University of Southern

¹⁹ Adler, Patricia. *History of the Normandie Program Area*. (Los Angeles: Community Redevelopment Agency of the City of Los Angeles, 1969), p. 1.

²⁰ Adler, Patricia. *History of the Normandie Program Area*. (Los Angeles: Community Redevelopment Agency of the City of Los Angeles, 1969), p. 23.

California (USC), was dedicated on September 4, 1880. At the time that the university was established, much of the surrounding area was agricultural and included grain fields, orchards, vineyards, and grazing lands.

The presence of the new university, in conjunction with the nearby horse-car line that ran from Main Street in downtown Los Angeles to Agricultural Park, stimulated further real estate growth in the areas immediately surrounding Hall's tract in the 1880s.²¹ A post office and general store were opened in 1883 on the southwest corner of Jefferson Boulevard and University Avenue and by 1886-1887, most of the tracts of land in the area, including the Charles Victor Hall Tract, were subdivided in anticipation of new residential markets created by the university. Hall, inspired by the adjacent subdivisions, filed a subdivision map on November 30, 1887, but only sold a few lots at that time. Hall's tract was still a substantial walking distance from the "Main Street and Agricultural Park Railroad" and therefore was not attractive to commuters who worked in downtown Los Angeles. The tracts closer to the university and the horse-car line fared better but were still not fully developed. During this period in the late 1880s, a few small farms were established in the southern part of the Charles Victor Hall Tract. These new residents typically purchased more than one lot and used one for their residence and another for gardens or orchards. They likely had their own horse-drawn carriages, so they did not rely on public transportation.

In the areas surrounding the Charles Victor Hall Tract, several tracts remained unsubdivided agricultural land despite increasing development. This was likely due to a lack of good streets and public transportation. The neglected dirt roads and the substantial distance from Los Angeles made travel time-consuming for those who commuted downtown. However, in November 1891 a streetcar line opened connecting downtown to Exposition Boulevard.²² The line ran down Flower, Washington, Estrella, 23rd Street, Union, Hoover, Jefferson, and McClintock to Santa Monica Avenue (later renamed Exposition Boulevard). A traction line went in along Vermont Avenue in 1894, and three years later the line was extended westward on 24th Street to Normandie Avenue and then south along Normandie to Adams Boulevard. It continued along Adams on the northern boundary of the Charles Victor Hall Tract to Arlington Avenue. The introduction of easier access to downtown transformed the tract into a desirable commuter suburb.

The growth of residential subdivisions in the area created a need for water, better streets, schools, and the presence of fire and law enforcement. As a result, the residents petitioned

²¹ Adler, Patricia. *History of the Normandie Program Area*. (Los Angeles: Community Redevelopment Agency of the City of Los Angeles, 1969), p. 5.

²² Adler, Patricia. *History of the Normandie Program Area*. (Los Angeles: Community Redevelopment Agency of the City of Los Angeles, 1969), p. 9.

annexation to the City in 1895. The following year in April of 1896 and after one failed attempt at annexation, the City of Los Angeles annexed the Western Addition, which contained the section of the city west of Hoover to Arlington Avenue stretching as far south as Jefferson Boulevard and including the Charles Victor Hall Tract. An additional section immediately to the south that included USC, called the University Addition, was annexed three years later on June 12, 1899. The two sections together increased the size of the city by about 10 square miles.²³

Now, with better access to downtown and better infrastructure, the Charles Victor Hall Tract was marketed once again, but this time by the Southern California Land Company. The Southern California Land Company was a new group who had acquired the land in the early 1900s. This group promoted and marketed several neighborhood tracts during the turn of the 20th century, including the Charles Victor Hall Tract and the West Adams Tract to the north of Adams Boulevard. The company promoted the 50' x 133' parcels by incorporating palm-lined and graded streets and advertising these neighborhoods in newspapers such as the *Los Angeles Times*.²⁴ They also promoted a lottery to potential land buyers for Eastlake style residences built within the tract.

The early part of the 20th century in Los Angeles was one of growth, prosperity and diversity, and the area surrounding the Charles Victor Hall Tract was no exception. The expansion of USC, along with the construction of nearby museums and Exposition Park, made the surrounding area a highly desirable place to live. By 1900, the horse-drawn line to downtown (by then known as the U Line) became electrified and other Pacific Electric interurban rail lines were established along the roads in this area including Normandie Avenue, Jefferson Boulevard, and Adams Boulevard.²⁵ By 1908, the neighborhoods surrounding the university became prime real estate for affluent families in the city. Mostly middle-class white residents moved into the Charles Victor Hall Tract. By 1910, the streetcar network in the area and surrounding neighborhoods was complete, and by 1912, the Charles Victor Hall Tract was nearly built-out with single-family dwellings on its internal streets and commercial buildings along the perimeter streets of Jefferson Boulevard, Adams Boulevard, and Western Avenue.

Most of the residences within the tract were built between 1894 and 1912. The first houses in this area were mainly Queen Anne cottages; however after the turn of the century, American Foursquare, Colonial Revival, Arts and Crafts, and Craftsman residences were the predominate styles in the tract. According to building permits, most of these houses were built

²³ Adler, Patricia. *History of the Normandie Program Area*. (Los Angeles: Community Redevelopment Agency of the City of Los Angeles, 1969), p. 14.

²⁴ Adler, Patricia. *History of the Normandie Program Area*. (Los Angeles: Community Redevelopment Agency of the City of Los Angeles, 1969), p. 11.

²⁵ Adler, Patricia. *History of the Normandie Program Area*. (Los Angeles: Community Redevelopment Agency of the City of Los Angeles, 1969), p. 11.

by private builders or the homeowners themselves. Architects such as J.A. Mathis, W.R. Ziegler and Frank M. Tyler were credited for the construction of 21 homes in the survey area. Of these men, Tyler was the most noteworthy. Born in 1876, he moved to California with his family as a child and opened his architectural practice around the turn of the 20th century. He was responsible for the design of hundreds of homes throughout Los Angeles, but mainly in the West Adams area. He designed several large residences, including one for his parents at Adams Boulevard and 3rd Avenue, but he is best remembered for his smaller residences that blended Craftsman and Tudor Revival architecture. Other than the architect-designed residences, it appears that several of the homes were likely pattern book homes purchased from catalogs and then built on the lot.

According to U.S. Census data, the population was almost exclusively of European decent until after World War II. The vast majority of the residents were American born with a mixture of native Californians and newcomers from the East Coast and Midwest. A small percentage hailed from European countries including England, Germany, Romania, and Russia.²⁶ The Russian immigrants were presumably Jewish, as they indicated Yiddish as their first language. According to the 1930 Census, there was one Japanese family living in the neighborhood and the father ran a grocery store.

The vast majority of the residential neighborhoods in Los Angeles west of Main Street were subject to racially restrictive covenants and the Charles Victor Hall Tract was no exception. The use of covenants diminished after 1948, when the U.S. Supreme Court ruled in *Shelley v. Kraemer* that it was unconstitutional for courts to enforce the agreements, although it never declared the agreements themselves unlawful. In 1953, the *Barrows v. Jackson* decision strengthened enforcement against their use. However, it was not until the 1968 Fair Housing Act that they were deemed illegal.

The *Shelley v. Kraemer* case had roots in an epic Los Angeles covenant battle in the Sugar Hill neighborhood just north of the survey area. Up to the late 1930s, Sugar Hill was an exclusive white neighborhood. In 1938, blacks finally broke the color line there when businessman Norman Houston purchased a home in the area. He waited three years to move in, fearing a backlash from his white neighbors. Once he did, other members of the black elite followed. The West Adams Heights Improvement Association filed a lawsuit contending that the white homeowners who sold the homes violated the racial covenant on the property. Loren Miller argued the case for the NAACP, and won in California Supreme Court. When the case went to the Supreme Court, it was considered under the *Shelley v. Kraemer* case and Loren

²⁶ U.S. Census, 1910, 1920, 1930, 1940.

Miller argued the case along with Thurgood Marshall.²⁷ A park in the survey area is named in Miller's honor.

By the end of World War II, the minority population had increased in the Charles Victor Hall Tract and surrounding neighborhoods. In 1940, the Census showed that 16 ethnic groups were present in the Charles Victor Hall Tract; yet only one resident was African American. After World War II, the Japanese population, which made up 25% of the West Los Angeles population, began to decline, and the African American population began to increase.²⁸ Racial tensions were still a reality in these neighborhoods, even though government action tried to abate social inequality. In 1946, the Federal Housing Administration announced that it would no longer refuse to insure loans to African Americans buying property that might be covered by racial covenants. By this time 75% of the residents in the Charles Victor Hall Tract were tenants, not owners.²⁹ Also about this time, the Pacific Electric was replaced completely by the automobile in the survey area and the tracks were replaced with asphalt streets.

In 1947, the Los Angeles City Planning Department conducted a study to identify the areas of urban blight within the city. The neighborhoods identified were primarily African and Asian American communities. Several families, mostly white residents, vacated these neighborhoods during the late 1940s and 1950s. By the 1950s, the survey area was one such neighborhood suffering from urban blight. Although generally times were prosperous, the lack of running water, bathrooms in units and the failure of several businesses along the commercial corridors kept the quality of life bleak for residents. Making matters worse, gangs began to appear in the surrounding areas. Also during the 1950s, highways were replacing rail lines as the new main forms of transportation in Southern California. The Santa Monica Freeway (Hwy 10), located just north of the survey area, was constructed at about this time, and caused several occupants to relocate elsewhere.

Racial tensions in Los Angeles reached an alarming intensity in 1962 with the shooting of black Muslims at a Los Angeles temple. In 1965, the Watts neighborhood, located to the southeast of the subject survey area, experienced five days of riots, vandalism and looting in response to the arrest of a black man by a white police officer. This was indicative of the rising racial tensions between the black population and the Los Angeles Police Department. Military caravans of heavily armed police officers patrolled the streets of Los Angeles, including the Charles Victor Hall tract. As a result of these tumultuous times, both black and white citizens in

²⁷ Grimes, Teresa, et al., "Historic Resources Associated with African Americans in Los Angeles," *Multiple Property Documentation Form, National Register of Historic Places*, 2009.

²⁸ U.S. Census, 1940.

²⁹ Adler, Patricia. *History of the Normandie Program Area*. (Los Angeles: Community Redevelopment Agency of the City of Los Angeles, 1969), p. 35.

the Charles Victor Hall Tract banded together in 1968-1969 to formulate a program in conjunction with the Community Redevelopment Agency to improve their neighborhood. By the 1980s, crime in the subject survey area was on the decline.

Today the Charles Victor Hall Tract is still a diverse community with a mix of homeowners and tenants. Much of early 20th-century architecture is intact. Western Avenue and Adams Boulevard are the main commercial corridors of the neighborhood. They house a variety of businesses and organizations including restaurants, contemporary shopping centers and churches.

VI. HISTORIC CONTEXT STATEMENT

The historic context statement consists of brief narratives and a timeline that identifies and discusses the major influences and factors that have shaped the development, social fabric, design, and character of the built environment of Normandie 5 within the larger context of the City of Los Angeles. The historic context statement focuses on the historical periods associated with existing resources identified in Normandie 5. Brief introductory narratives are provided for each related theme followed by a description of the eligibility standards, character-defining features, and integrity aspects and considerations for the inventoried resources.

The historic context is organized to correspond with the SurveyLA Historic Context Statement. The context headings pertinent to the history of Normandie 5 are organized chronologically. The themes addressed under each context also generally correspond with the SurveyLA Historic Context Statement and are tailored to reflect the local history of the study area.

The contexts and themes developed below address the local history and resources within Normandie 5 only, and are not intended to be a definitive history of the area. The contexts and themes were developed for use in evaluating the identified resources in the study area. Contexts and associated themes were developed only for property types presently existing in Normandie 5. Each theme is followed by a description of the existing associated property types, followed by the eligibility standards and eligibility criteria for those properties.

CONTEXT: EARLY SUBURBANIZATION, 1894 – 1912

Theme: Railroad and Horsecar Suburbs; Streetcar Suburbs

Associated Property Type: Residential District

Areas of Significance: Event (A/1/1)

Period of Significance: 1894-1912

The Charles Victor Hall Tract is a good example of an early streetcar suburb. At the time of its subdivision in 1887, the tract was surrounded by farmland and considered a great distance from the city center of Los Angeles. Residential development within the area was propelled by the advent of the horsecar, cable car, and later the electric car, connecting it to downtown. By 1910, three streetcar lines ran along the perimeter of the tract on Adams Boulevard to the north,

Western Avenue to the west and Jefferson Boulevard to the south. By 1912, most of the parcels in the Charles Victor Hall Tract were improved with single-family residences.

The tract was laid out on a rectangular grid of streets running north-south and east-west. The parcels within the tract are mostly residential and consist of rectangular lots separated by rear alleyways. The residences are all set back from the street at roughly the same distance creating wide front yards. Behind many of the residences are garages and ancillary buildings accessible from the adjoining alleys. Street features within the tract include consistent sidewalks and plantings. Large street trees are particularly evident along Hobart Boulevard. Commercial buildings and multi-family apartment buildings were eventually constructed along the perimeter streets of Western, Adams and Jefferson later in the tract's history, mostly during the 1920s.

The early residences in tract were stylistically similar to those of other early Los Angeles subdivisions. Mostly built between 1894 and 1940, the extant residences are popular architectural styles from their period, including Queen Anne, American Foursquare, Arts and Crafts, Craftsman, and Colonial Revival, among others. Each of these styles contributes to the significance of the district as a whole.



Queen Anne: Queen Anne architecture was an architectural style initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style residence was imported to the United States from England during the late 19th century. The architecture of the Queen Anne style was defined by its asymmetrical facades adorned with architectural ornamentation and by its irregular plan. In addition, the primary elevation of a Queen Anne residence usually had multiple gables, turrets, towers, and dormers of differing heights. The Queen Anne's were popular in the United States for their ability to be custom designed, allowing upper middle class and wealthy homeowners to have an original house that represented their identity publically through architecture.

Although Queen Anne architecture was often a style associated with the upper middle- and wealthy-class, smaller more modest Queen Anne's were also constructed for the middle- and working class. The modest single-family Queen Anne cottage (also known as the Hipped Roof Cottage) was a once ubiquitous housing type constructed throughout the United States from the 1880s through the first decade of the 20th century. The Queen Anne cottages were smaller and less decorative than the custom Queen Anne residences of the upper middle and wealthy classes. The Queen Anne cottages were often built by real estate speculators in early Los Angeles

residential subdivisions. The Queen Anne cottage is an important architectural style associated with working- and middle-class architectural culture in Los Angeles.

Queen Anne dwellings within the survey area are significant for their association with the architectural styles and culture of late 19th/early 20th century residential architecture. They represent the influence of Victorian architecture on the architects, designers, and builders working in the survey area at the turn of the century. A Queen Anne residence can be one or two stories in height. Its character-defining features include a dramatic roofline, asymmetrical façade, patterned wood siding, partial-, full- or wraparound porch, bay windows, wood spindlework, and tall, narrow windows. The building at 2723 LaSalle Avenue is a good example of the Queen Anne style.

Character-defining features for the Style

- One to two stories in height;
- Asymmetrical primary elevation with a covered front porch;
- A front gable roof with multi-level eaves or hipped roof with a front gable over a rounded single-story bay on the primary elevation;
- Setback entrance under a covered porch supported with spindlework detailing;
- Tall narrow windows



Victorian Vernacular Cottage, Hipped Roof:

The building at 2627 La Salle Avenue is an example of the Victorian Vernacular Cottage style. This style was popular in Los Angeles from the late 1800s to the early 1900s. The Hipped-Roof Cottage is typically one story in height and has elements of the American Foursquare style displayed on a smaller scale. Typical character-defining features of this style include its box-like shape, a pyramidal or hipped roof, a hipped or gabled dormer and a recessed full- or partial-width front porch. Hipped-Roof Cottages may exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles.

Character-defining features for the Style

- One story
- Box-like floor plan
- Hipped or pyramidal hipped roof
- Hipped or front-gabled dormer

- Full- or partial-width porch
- Wood siding
- May exhibit elements of Classical, Queen Anne, Colonial Revival, or other contemporaneous styles



Transitional Craftsman: The building at 2806 La Salle Avenue is an example of the Transitional Craftsman style popular from 1895-1915. The style includes influences from late 19th century Shingle and Queen Anne Styles and the 20th century Craftsman and Colonial Revival styles. Buildings of this style usually have one and one-half or two stories. Typical character-defining features of this style include a gabled roof, wide overhanging eaves, exposed rafter tails,

decorative brackets and bargeboards, stained or leaded glass windows, and a large porch. Window and door shapes are often tall and narrow, and roof shapes are often steeply pitched, more akin to their Victorian predecessors than their Craftsman successors.

Character-defining features for the Style

- Typically two stories
- Asymmetrical facades
- Steeply pitched, gabled roofs with overhanging eaves, decorative brackets, bargeboards, and exposed rafter tails
- Large porches
- Wood clapboard and/or wood shingle wall surfaces
- Leaded or stained glass windows



Craftsman: The building at 2723 Harvard Avenue is a Craftsman style residence built in 1904. The Craftsman style is most closely associated in the United States with Charles and Henry Greene, architects working in Pasadena around the turn of the century. It quickly became popular for working-class residential design across the country, due in large part to its availability in home catalogs and pattern books. In California, the style was most popular from 1905 through the 1920s. The typical Craftsman residence is one to one and one-half stories in height. Its character defining features include: low-pitched

hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

Character-defining features for the Style

- One to one and half stories in height
- Low-pitched hipped or gabled roofs with overhanging eaves, exposed rafter tails and decorative brackets, knee braces or false beams under gable pitches
- Full- or partial-front porch with tapered wood posts and/or masonry piers
- Shingle, clapboard or ship-lap siding
- Emphasis on natural materials such as stone, handcraftsmanship
- Emphasis on horizontality in design



American Foursquare: The building at 2723 Dalton Avenue is an example of the American Foursquare. This style appeared in Los Angeles from 1900-1920. It is related to both the Craftsman and Prairie styles. Typical character-defining features of this style include: a square or rectangular plan; generally two stories in height; a low-pitched hipped or pyramidal roof with dormers; a full- or partial-width front porch; and references to other contemporaneous styles, such as Colonial Revival, Craftsman and Prairie.

Character-defining features for the Style

- Generally two stories
- Simple square or rectangular footprint
- Full- or partial-width porch
- Low-pitched hipped roof with hipped or gabled dormer
- Wood siding or brick exterior, sometimes stucco
- Often displays references to Colonial Revival, Craftsman and Prairie styles



Colonial Revival: The building at 2611 Dalton Avenue is an example of the Colonial Revival Style. This style dates from 1890 to 1955. Like Craftsman, it represented a rejection of the Queen Anne style. It also

reflected a desire to return to a more conventional American building type. It is closely related to the Georgian and Adam Revival styles. Generally, Colonial Revival residences are one to two stories in height. Typical character-defining features include: a hipped or gable roof with boxed eaves; a symmetrical façade; shutters; Classical, Georgian or Adam references; and a full- or partial-width porch.

Character-defining features for the Style

- One to two stories in height
- Symmetrical façade
- Full- or half-width porch
- Hipped or gabled roof with return eaves or pediments
- Brick, wood shingle or wood clapboard siding
- Classical, Georgian or Adam references, such as fan lights, large porticos and Classical columns



Mission Revival: The building at 2637 LaSalle Avenue is an example of the Mission Revival style built in 1906. Beginning in California during the 1890s, the Mission Revival Style remained popular in California and the Southwestern United States through the 1920s. It is closely associated with the late 19th century romanticism of California's Mission Era which inspired the design and construction of numerous buildings throughout southern California. Character-defining features include the Mission style parapet, red clay tile coping and roofing, stucco siding, and arched windows and doorways.

Character-defining features for the Style

- Mission parapet
- Flat, gabled or hipped roofs
- Clay tile roof cladding and coping
- Arched windows and doors
- Stucco or wood wall surfaces

Spanish Colonial Revival: The most common style in the Southwest was the Spanish Colonial Revival. Inspired by the Panama California Exposition of 1915 hosted by the city of San Diego, many architects found Southern California the ideal setting for this architectural type. Numerous publications argued in favor of this style for the "Mediterranean environment" of

California, including W. Sexton's *Spanish Influence on American Architecture and Decoration* (1926) and Rexford Newcomb's *The Spanish House for America Its Design, Furnishing, and Garden* (1927). Character-defining features include stucco walls or adobe, rectangular or arched windows, red clay tile roof, and arcades.

Character-defining features for the Style

- Stucco walls or adobe
- Rectangular or arched windows
- Red clay tile roof
- Arcades



Mediterranean Revival: The building at 2634 Harvard Avenue is an example of the Mediterranean Revival style. Mediterranean Revival Style originated in the early 1900s and became popular in Los Angeles during the 1910s. It is loosely based on Italian seaside villas from the 16th century and was popular in California because of its similarity and frequent association to the Mediterranean. Character-defining features include a symmetrical façade, rectangular plan, clay tile roofs, stucco walls, arched openings, hipped roofs, and Italian, Spanish or Beaux Arts details and gardens.

Character-defining features for the Style

- Generally two stories
- Rectangular floor plan with symmetrical façade
- Low-pitched hipped roof with clay tile roof cladding
- Arched windows and doors
- Stuccoed or wood wall surfaces
- Hipped roof
- Italian, Spanish and Beaux Arts references

Eligibility Standards for the District

There were no individual historic resources eligible within this context. A historic district may be significant within this context under Criterion A/1/1 if it:

1. Developed primarily due to its proximity to a former streetcar line
2. Played an important role in pre-war suburbanization
3. Includes a substantial concentration of housing dating from the period of significance
4. Retains its character-defining features
5. Retains required aspects of integrity
6. Includes a range of architectural styles representative of its period of development

Character-defining features for the District

- Location along a former streetcar line
- Streets and parcels organized in regular rectangular grid along original subdivision plat lines
- House and yard development pattern with consistent street setbacks
- Residential buildings constructed in late 19th/early 20th century architectural styles located primarily on the interior streets
- Commercial and community buildings located primarily along the perimeter streets
- Consistent street infrastructure, possibly including plantings, signage, alleys, sidewalks, and lighting

Integrity Aspects

The evaluation of integrity should focus on the totality and overall characteristics of the historic district, not the individual contributing buildings. Physical infrastructure such as curbing, street lights, street trees, and other amenities will ideally be present if they existed originally. In all cases, the setting should be largely intact within the boundaries of the district.

Within districts, the threshold of integrity for contributing buildings is defined as the ability of a particular house to reflect the architectural style and form that it would have possessed at the time of construction. The resurfacing of the exterior materials, the replacement of original windows (as long as openings have not been resized), and the enclosure of front porches may be acceptable alterations; however, if all of these features have been altered the house should be considered non-contributing. District boundaries will typically follow the original subdivision plates, although vacant parcels and non-contributing buildings may be excluded along the perimeters. Districts may include more than one subdivision if they were platted at a similar period of time and contain houses designed in the same style.

Required aspects of integrity include:

- Location (historic location near former streetcar line)
- Design (modest residential buildings with front yards, one- to two-stories in height, late 19th/early 20th century architectural styles)
- Setting (predominantly single-family residences near former streetcar line, commercial buildings along perimeter, surrounding buildings and land uses may have changed)
- Materials (contributors constructed of common materials of their time and architectural styles, some original materials may have been altered or removed)
- Workmanship (majority of contributors built by homeowners themselves)
- Feeling (middle-class suburban residential tract from around the turn of the century)
- Association (associated with middle-class residents, many commuting to downtown for work via streetcars, original use may have changed)

Integrity Considerations

- Street infrastructure may have been upgraded/modernized
- Single-family residences may have been converted to multi-family
- Replacement of original roofing on contributors
- Some replacement of windows or doors on contributors may be acceptable if openings have not been resized
- Some replacement of siding on contributors may be acceptable if all other character-defining features remain intact

Applicable CHR Status Codes

NRHP (3S): To be eligible for the NRHP under Criterion A, the district:

- Is a significant example of a streetcar suburb
- Possesses a high degree of integrity from its period of significance
- Has a high percentage of contributing properties
- Warrants a CHR status code of 3S

CRHR (3CS): To be eligible for the CRHR under Criterion 1, the district:

- Is a significant example of a streetcar suburb
- Possesses an adequate degree of integrity to convey the historic significance of its theme
- Has a majority of contributing properties
- Warrants a CHR status code of 3CS

LA (5S2): To be eligible under a local designation, the district:

- Is a significant example of a streetcar suburb
- Possesses an adequate degree of integrity to convey the historic significance of its theme
- Has a distinct concentration of contributing properties
- Warrants a CHR status code of 5S2

CONTEXT: LATE 19TH/EARLY 20TH CENTURY ARCHITECTURE AND DEVELOPMENT, 1894 – 1912

Theme: Pattern Book Homes

Associated Property Type: Residential District

Areas of Significance: Event (C/3/3)

Period of Significance: 1894-1912

Many of the residences in the Charles Victor Hall Tract appear to be mail order plan homes. Mail order plan residences, also known as pattern book homes, were popular throughout southern California and the United States during this time period. As the name suggests, the plans and building materials for mail order plan homes were ordered from catalogs published by both national companies such as Sears, Roebuck & Company and Montgomery Ward, and from catalogs produced by local builders and architects.

Stylistically, pattern book houses reflected the popular architectural trends of their times. Early catalogs from the late nineteenth century offered Victorian styles, while those from the early 20th century often featured Arts and Crafts and Craftsman styles. Widely advertised as being “simple but artistic,” the Craftsman style spread quickly throughout the country, due to the proliferation of pattern books and magazines promoting it.³⁰ As a result, the majority of the residences in the Charles Victor Hall Tract are Craftsman homes.

Eligibility Standards for the District

There were no individual historic resources eligible within this context. A historic district may be significant within this context under Criterion C/3/3 if it:

³⁰ Robert Winter, *The California Bungalow, from California Architecture and Architects, Number 1*, David Gebhard, editor, Los Angeles: Hennessey & Ingalls, Inc., 1980, 13.

1. Includes a substantial concentration of pattern book homes dating from the period of significance
2. Includes a range of architectural styles representative of its period of development
3. Retains its character-defining features
4. Retains required aspects of integrity

Character-defining features for the District

- Residences designed in common pattern book styles from the late 19th/early 20th century
- Repetition of one or more particular patterns throughout a neighborhood
- House and yard development pattern with consistent street setbacks

Integrity Aspects

The evaluation of integrity should focus on the totality and overall characteristics of the historic district, not the individual contributing buildings. Physical infrastructure such as curbing, street lights, street trees, and other amenities will ideally be present if they existed originally. In all cases, the setting should be largely intact within the boundaries of the district.

Within districts, the threshold of integrity for contributing buildings is defined as the ability of a particular house to reflect the architectural style and form that it would have possessed at the time of construction. The resurfacing of the exterior materials, the replacement of original windows (as long as openings have not been resized), and the enclosure of front porches may be acceptable alterations; however, if all of these features have been altered the house should be considered non-contributing. District boundaries will typically follow the original subdivision plates, although vacant parcels and non-contributing buildings may be excluded along the perimeters. Districts may include more than one subdivision if they were platted at a similar period of time and contain houses designed in the same style.

Required aspects of integrity include:

- Location (majority of the building must not have been moved)
- Design (modest pattern book homes, one- to two-stories in height, late 19th/early 20th century architectural styles)
- Setting (predominantly single-family residences)
- Materials (contributors constructed of common materials of their time and architectural styles, some original materials may have been altered or removed)

- Workmanship (majority of contributors built by contractors or homeowners themselves)
- Feeling (middle-class suburban residential tract from around the turn of the century)
- Association (associated with middle-class residents, original use may have changed)

Integrity Considerations

- Street infrastructure may have been upgraded/modernized
- Single-family residences may have been converted to multi-family
- Replacement of original roofing on contributors
- Some replacement of windows or doors on contributors may be acceptable if openings have not been resized
- Some replacement of siding on contributors may be acceptable if all other character-defining features remain intact

Applicable CHR Status Codes

NRHP (3S): To be eligible for the NRHP under Criterion C, the district:

- Is a significant example of a collection of pattern book houses
- Possesses a high degree of integrity from its period of significance
- Has a high percentage of contributing properties
- Warrants a CHR status code of 3S

CRHR (3CS): To be eligible for the CRHR under Criterion 1, the district:

- Is a significant example of a collection of pattern book houses
- Possesses an adequate degree of integrity to convey the historic significance of its theme
- Has a majority of contributing properties
- Warrants a CHR status code of 3CS

LA (5S2): To be eligible under a local designation, the district:

- Is a significant example of a collection of pattern book houses
- Possesses an adequate degree of integrity to convey the historic significance of its theme
- Has a distinct concentration of contributing properties
- Warrants a CHR status code of 5S2

CONTEXT: GOVERNMENT AND PRIVATE INSTITUTIONAL DEVELOPMENT

Theme: Religion and Spirituality, 1894-1912

Associated Property Types: Churches

Areas of Significance: Event (A/1/1)

Period of Significance: 1894-1912

The founding of traditional religious institutions and new spiritual movements coincided with the growth of Los Angeles. Around the turn of the century, 231 Christian churches with approximately 80,000 members were established. Protestant and evangelist sects maintained the strongest presence in the city. Most early religious institutions were located downtown, and subsequently followed their congregants as they set up residence in emerging pockets of the city.³¹

The West Adams Methodist Episcopal Church (now the Greater Page Temple Church of God in Christ) was constructed in the Normandie 5 survey area at the corner of La Salle and Adams in 1912-1913. The three-story church was designed by renowned Los Angeles architect John C. Austin in the Gothic Revival style. (For a brief discussion of Austin's career, see associated Architects and Builders theme.) It served the neighborhood's mostly white residents until after WWII, when the population shifted to form a predominantly African American community. (See Ethnic/Cultural and Gender Diversity theme for additional information on the church.)

Eligibility Standards

A property is eligible within this context under Criterion Event (A/1/1) if it:

- Demonstrates an association with religious uses
- Was constructed within the period of significance
- Retains character defining features of its original architectural style
- Retains aspects of integrity that are necessary to convey its significance

Character-Defining Features

- Not applicable for this theme, since building types and styles will vary greatly

³¹ PCR Services Corporation. "Draft Intensive Historic Resources Survey of the Wilshire Center and Koreatown Recovery Redevelopment Area." May 2009, p. 89.

Integrity Aspects

Required aspects of integrity include:

- Location
- Design
- Workmanship
- Feeling

Integrity Considerations

- Setting (surrounding buildings and land uses may have changed)
- Materials (some original materials may have been altered or removed)
- Association (original use may have changed)

Applicable CHR Status Codes

NRHP (3S): To be eligible for the NRHP under Criterion A, the property:

- Demonstrates an association with significant religious uses
- Retains all aspects of integrity, unless they are not essential in conveying the significance
- Warrants a CHR Status code of 3S

CRHR (3CS): To be eligible for the CRHR under Criterion 1, the property:

- Demonstrates an association with significant religious uses
- Retains required aspects of integrity
- Warrants a CHR status code of 3CS

LA (5S2): To be eligible under a local designation, the property:

- Demonstrates an association with significant religious uses
- Retains required aspects of integrity
- Warrants a CHR status code of 5S2

CONTEXT: RESIDENTIAL DEVELOPMENT, 1946-1960**Theme: Ethnic/Cultural and Gender Diversity**

Associated Property Type: Religious Buildings Associated with African American Culture

Areas of Significance: Event (A/1/1)

Period of Significance: 1946-1960

Beginning in the post-WWII period, the survey area began to diversify. White residents began moving away from the city center as African American families moved in. Reflecting nationwide trends, similar population transitions were occurring in many south Los Angeles neighborhoods. The number African American residents in the survey area continued to increase through the second half of the 20th century.

With the influx of new residents came new businesses and institutions to service the black community. As author Doug Flamming wrote, “The three most potent of these institutions were race papers, black churches and black businesses.” The businesses included stores of all kinds, medical and dental offices, funeral homes, and financial institutions. The enterprises attracted customers and congregants, stimulating the kind of street life that creates successful neighborhood-based community. People came to shop, worship, debate, organize, and socialize. Significantly, these institutions played a key role in fostering a sense of racial pride and identity. They also demonstrated the importance of the black middle class, who ran these establishments and served as community leaders. In many respects, these manifestations of black community life reflected the outlooks and accomplishments of the black middle class.³²

There are two extant resources in the Normandie 5 Survey Area which represent the businesses and institutions about which Doug Flamming wrote: the Greater Page Temple Church of God in Christ and the Golden State Mutual Building.

The Greater Page Temple Church of God in Christ is an extant religious building which is historically connected to the survey area’s African American population after WWII. Located at 2610 LaSalle Avenue, the two-story church was built in 1914 in the Gothic Revival style. It was designed by renowned Los Angeles architect John C. Austin and originally known as the West Adams Methodist Episcopal Church. (For a brief discussion of Austin’s career, see associated Architects and Builders theme.) At its inception, the church served the mostly white population in the survey area, as discussed previously. As the black population increased after

³² Grimes, Teresa, et al., “Historic Resources Associated with African Americans in Los Angeles,” Multiple Property Documentation Form, National Register of Historic Places, 2009.

WWII, the church transformed into the Mount Sinai Missionary Baptist Church and catered to the new African American residents. Sometime after 1954, it became the Greater Page Temple Church of God in Christ, according to Sanborn maps. Both Missionary Baptist Churches and Churches of God in Christ are historically associated with African Americans.

Associated Property Type: Commercial Buildings Associated with African American Culture

Areas of Significance: Event (A/1/1)

Period of Significance: 1946-1960

The Golden State Mutual Building, located at the intersection of Adams Boulevard and Western Avenue, is an extant commercial building historically associated with the survey area's African American population.



It was designed in 1948 by acclaimed African American architect Paul R. Williams. The six-story building incorporates a mix of modern architectural styles, including Late Moderne and Mid-century Modern. (For a brief discussion of Williams's career, see associated architecture context.)

The aptly-named Golden State Mutual Building housed the Golden State Mutual Life Insurance Company. The company began in the early 1920s, when William Nickerson, Norman Houston and George Beavers, Jr., partnered to operate a California branch of the American Mutual Benefit Association, a black fraternal group based in Texas that sold insurance policies. The men struck out on their own with the intention of growing the company into a full-line black owned insurance company. Their goals were to hire black workers and to grant home and business loans. Golden State received its state license in 1925. Its first office space was a one-room office at located 1435 Central Avenue. The venture was so successful that in 1928, it constructed a grand headquarters building at 4111 Central Avenue. By 1930, just five years after its founding, the company was making \$240,000 annually, employing 130 blacks in white-collar positions, and granting mortgage loans to black home and business owners. It continued to grow during the Depression to become the largest black-owned company in the West.³³

³³ Grimes, Teresa, et al., "Historic Resources Associated with African Americans in Los Angeles," *Multiple Property Documentation Form, National Register of Historic Places*, 2009.

The Golden State building at the corner of Adams and Western serves as an important physical reminder of Golden State's success and a representation of its prominence within the black community of Los Angeles in the mid- century.

Eligibility Standards

Few examples from this theme are extant in the survey area. An individual building is eligible within this theme under Criterion Event (A/1/1) if it:

- Was/Is the home of important black-owned businesses, professionals or institutions
- Was/Is located adjacent to established residential African American neighborhoods
- Dates from the period of significance
- Was/Is historically used in a significant manner by the African American community
- Was constructed during the period of significance
- Buildings eligible under this criterion need not have been constructed by African Americans; however, buildings constructed by African Americans are more important than those that were not.

Character-defining Features

- Not applicable for this theme, since building types and styles will vary greatly

Integrity Aspects

- Not applicable for this theme, since building types and styles will vary greatly
- Location (historic location)
- Design (majority of character-defining features intact)
- Materials (some original materials may have been altered or removed; storefronts may have been changed.)
- Workmanship (evidence of skilled workmanship should be present)
- Feeling (middle- to upper-class single family residence from around the turn of the century)

Integrity Considerations

- Setting (surrounding buildings and land uses may have changed)
- Association (original use may have changed)
- Replacement of original wood framed windows with aluminum or vinyl frames but within original openings

- New exterior surface if the original is underneath
- Alteration of storefronts
- ADA alterations to commercial and religious properties

Applicable CHR Status Codes

NRHP (3S): To be eligible for the NRHP under Criterion A, the property:

- Was/Is strongly, significantly associated with the commercial, professional and/or cultural development of the African American community
- Retains all aspects of integrity, unless they are not essential in conveying the significance
- Warrants a CHR Status code of 3S

CRHR (3CS): To be eligible for the CRHR under Criterion 1, the property:

- Was/Is strongly, significantly associated with the commercial, professional and/or cultural development of the African American community
- Retains required aspects of integrity
- Warrants a CHR status code of 3CS

LA (5S2): To be eligible under a local designation, the property:

- Was/Is strongly, significantly associated with the commercial, professional and/or cultural development of the African American community
- Retains required aspects of integrity
- Warrants a CHR status code of 5S2

CONTEXT: ARCHITECTURE, ENGINEERING AND DESIGNED LANDSCAPES, 1912-1913

Theme: Architects and Builders

Associated Property Types: Various, depending on architect's body of work

Areas of Significance: Event (C/3/3)

Period of Significance: 1912-1913

John C. Austin designed the West Adams Methodist Episcopal Church (now the Greater Page Temple Church of God in Christ) with associate W.C. Pennell in 1912. Located at the corner of La Salle and Adams, the three-story brick church exhibits elements of the Gothic Revival style. It replaced a temporary building erected by the church in 1906.

Austin began his career in England in the late 1880s. By the early 1890s, he had relocated to the United States. He worked in both Philadelphia and San Francisco before coming to Los Angeles in 1895. He continued to practice in Southern California for several decades, completing numerous landmark projects. The majority of these important projects were completed in the 1920s and '30s, including Griffith Observatory and Shrine Auditorium. Austin also worked in conjunction with A.C. Martin and John Parkinson, who designed the fire station near the corner of Hobart and Adams within the survey area, on the designs for Los Angeles City Hall.

A resident of Pasadena, Austin was an active member of greater Los Angeles society. He served as president of the Chamber of Commerce, the Jonathan Club, the Southern California Historical Society, and the State Board of Architectural Examiners. During the Great Depression, he lobbied in Washington, D.C. for new construction projects in Los Angeles.

Eligibility Standards

An individual building is eligible within this theme under Criterion Design/Construction (C/3/3) if it:

- Was constructed by a recognized master architect
- Is a significant, intact example of the master architect's work
- Is representative of a particular period in the master architect's career
- Conveys the master architect's design philosophy and preferred building techniques at the time of construction

Character-defining Features

- Character-defining features for this theme will vary based on the architect's individual design strategy/style

Integrity Aspects

Required aspects of integrity include:

- Location (historic location)
- Design (majority of character-defining features intact)
- Materials (majority of original materials must be intact)
- Workmanship (evidence of skilled workmanship should be present)
- Feeling (middle- to upper-class single family residence from around the turn of the century)

Integrity Considerations

- Setting (surrounding buildings and land uses may have changed)
- Association (original use may have changed)
- Additions or alterations to secondary elevations

Applicable CHR Status Codes

NRHP (3S): To be eligible for the NRHP under Criterion C, the property:

- Is a significant, intact example of the work of a recognized master architect
- Retains all aspects of integrity, unless they are not essential in conveying the significance
- Warrants a CHR Status code of 3S

CRHR (3CS): To be eligible for the CRHR under Criterion 3, the property:

- Is a significant, intact example of the work of a recognized master architect
- Retains required aspects of integrity
- Warrants a CHR status code of 3CS

LA (5S2): To be eligible under a local designation, the property:

- Is a significant, intact example of the work of a recognized master architect
- Retains required aspects of integrity
- Warrants a CHR status code of 5S2

CONTEXT: ARCHITECTURE, ENGINEERING AND DESIGNED LANDSCAPES, 1948**Theme: Architects and Builders**

Associated Property Types: Various, depending on architect's body of work

Areas of Significance: Event (C/3/3)

Period of Significance: 1948

Paul R. Williams, one of the leading architects in southern California, designed the Golden State Mutual Building located at the intersection of Adams and Western. He is widely recognized as a master architect in the context of post-WWII modernism. While the African American architect might be best known for his pre-war period revival style houses, he also produced several impressive modern commercial buildings after the war.

Williams studied at the Los Angeles School of Art and Design and at the Los Angeles branch of the New York Beaux-Arts Institute of Design Atelier. He worked as a landscape architect for short time until attending the University of Southern California. He designed several residential buildings while still a student there. In 1921, Williams became a certified architect. He was the first certified African American architect west of the Mississippi. He was also the first African American member of the American Institute of Architects (AIA). In 1939, he won the AIA Award of Merit for his design of the MCA Building in Los Angeles. In 1953, the NAACP awarded him the Spingarn Medal, and in 1957, he became the first African American to be voted into the AIA College of Fellows.

Williams had a prolific career, designing over 2,000 private residences, as well as many major commercial buildings in southern California. His commercial projects include the Saks Fifth Avenue in Beverly Hills, W. & J. Sloane Department Store in Beverly Hills, Mercedes Showroom in Hollywood, Competition Motors in Culver City, Allison Pontiac in San Jose, Roy Carver Pontiac in Costa Mesa, and the Broadway Federal Savings and Loan Association in Los Angeles. He also collaborated with Pereira and Luckman and Welton Becket and Associates on the design for the Theme Restaurant at Los Angeles International Airport.

In 1948, Williams designed the Golden State Mutual Building located at the intersection of Adams and Western in the Normandie 5 Survey Area. It is a large, six-story building considered to be Williams's most prominent commercial buildings from the 1940s. It incorporates elements of both the Streamline Moderne style and mid-century modernism.

Eligibility Standards

An individual building is eligible within this theme under Criterion Design/Construction (C/3/3) if it:

- Was constructed by a recognized master architect
- Is a significant, intact example of the master architect's work
- Is representative of a particular period in the master architect's career
- Conveys the master architect's design philosophy and preferred building techniques at the time of construction

Character-defining Features

- Character-defining features for this theme will vary based on the architect's individual design strategy/style

Integrity Aspects

Required aspects of integrity include:

- Location (historic location)
- Design (majority of character-defining features intact)
- Materials (majority of original materials must be intact)
- Workmanship (evidence of skilled workmanship should be present)
- Feeling (middle- to upper-class single family residence from around the turn of the century)

Integrity Considerations

- Setting (surrounding buildings and land uses may have changed)
- Association (original use may have changed)
- Additions or alterations to secondary elevations

Applicable CHR Status Codes

NRHP (3S): To be eligible for the NRHP under Criterion C, the property:

- Is a significant, intact example of the work of a recognized master architect

- Retains all aspects of integrity, unless they are not essential in conveying the significance
- Warrants a CHR Status code of 3S

CRHR (3CS): To be eligible for the CRHR under Criterion 3, the property:

- Is a significant, intact example of the work of a recognized master architect
- Retains required aspects of integrity
- Warrants a CHR status code of 3CS

LA (5S2): To be eligible under a local designation, the property:

- Is a significant, intact example of the work of a recognized master architect
- Retains required aspects of integrity
- Warrants a CHR status code of 5S2

VII. SURVEY RESULTS AND CONCLUSIONS

RESULTS OF HISTORIC RESOURCES EVALUATIONS

Description of Resources Surveyed

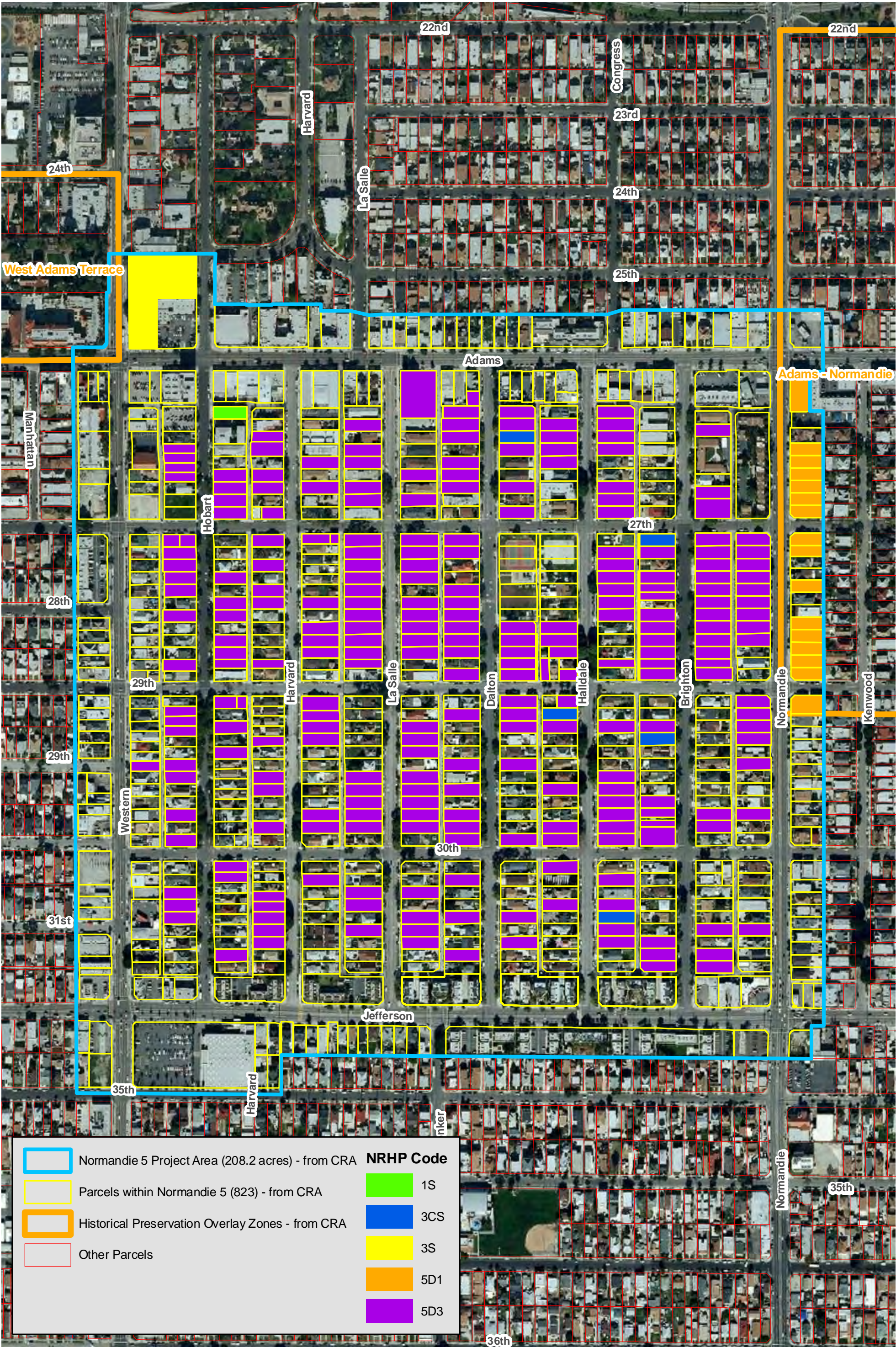
The historic resources survey involved the visual examination of a total of 823 parcels within the Normandie 5. There were a total of 17 previously designated historic resources present in the Project Area that currently appear to remain eligible (1S, 5D1). The survey documented a total of 265 parcels in the study area which were newly identified during the survey as eligible historic properties (3CS, 3S, 5D3), either individually and/or as contributors in a new historic district. The historic resources surveyed are shown on Figure 3 on page 47.

There is one (1) previously recorded historic districts situated within the Project Area, the Adams-Normandie HPOZ (5D1). In addition, there is one (1) eligible historic district that is newly identified and documented during the survey, the Charles Victor Hall Tract HPOZ (5S3). There are five properties within the newly identified district that are both district contributors and individually eligible for designation. The survey inventory provided in Attachment A summarizes the results of the historic resources evaluation by theme, Attachment B summarizes the results of the historic resources evaluation by address, and Attachment C summarizes the results of the historic resources evaluation by status code.

RESOURCES IDENTIFIED - HISTORIC DISTRICTS

One potentially eligible historic district was newly identified within the survey area, the Charles Victor Hall Tract. A property may be eligible as a contributor to a district if it falls within identifiable boundaries containing a significant concentration of related historic resources. Although there is no numeric threshold for percent of contributors to non-contributors within the City of Los Angeles Historic Preservation Overlay Zone (HPOZ) guidelines, an HPOZ district must have enough contributors to read as a unified grouping of historic residences. District contributors may include individually eligible properties as well as contributing properties that as a group represent a significant and distinguishable entity but alone may lack individual distinction.

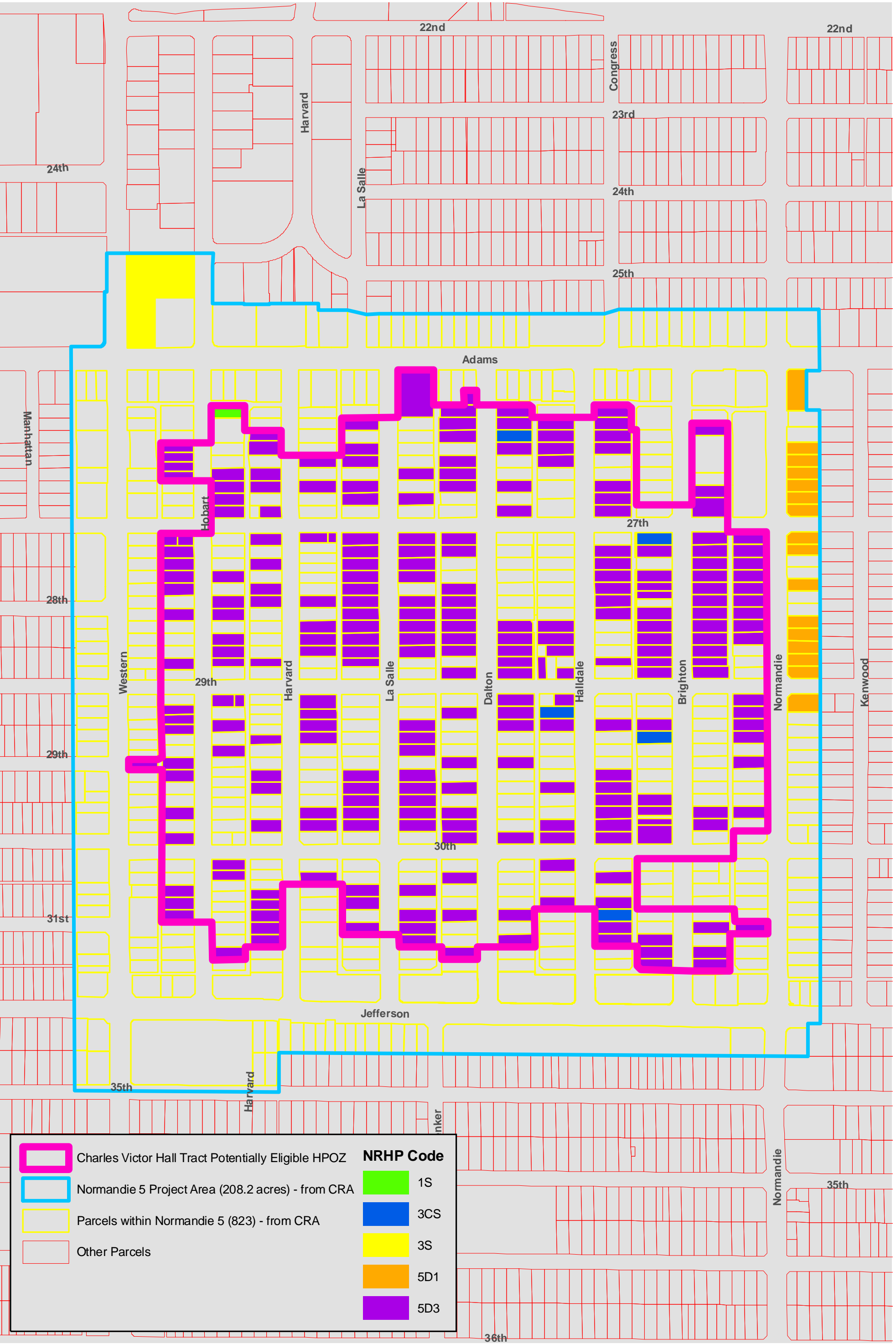
District contributors may be eligible both as individual resources and as contributors to a proposed district. Therefore design review of alterations, additions, or the rehabilitation of individually eligible properties within a district should be weighed against both the impact to the



individual building and to the larger district. However, design review of alterations, additions, or rehabilitation of non-individually eligible district contributors should evaluate whether changes to the property impact the district as a whole. Because the proposed districts continue to operate in their historic uses, alterations to district contributors required for the continuing occupation and use of the subject buildings should be considered a less than significant impact as long as changes are made in conformance with the Secretary of the Interior's Rehabilitation Standards.

Charles Victor Hall Tract Potentially Eligible HPOZ

Situated between Adams Boulevard on the north, Jefferson Boulevard on the south, Normandie Avenue on the east, and Western Avenue on the west is a grouping of 265 primarily one and two-story residences associated with both the history of suburban development and late 19th- and early 20th-century residential architecture of Los Angeles. The potential City of Los Angeles Historic Preservation Overlay Zone (HPOZ) includes most of the historic Charles Victor Hall tract boundary, an early subdivision of Los Angeles. The tract, shown on Figure 4 on page 49, includes a total of approximately 464 parcels and is largely residential, although there are some commercial properties along Western Avenue and Adams Boulevard. The boundaries for the potential HPOZ do not include the commercial parcels along Western Avenue and Adams Boulevard, recent redevelopments along Jefferson Boulevard, and do not include non-contributing residences on the periphery of the district. The Charles Victor Hall subdivision was created on November 30, 1887. Most of the residences within the tract were constructed between 1894 and 1940. The first dwellings in the tract were primarily Queen Anne and Hipped Roof cottages; however after the turn of the century, American Foursquare, Colonial Revival, Arts and Crafts, Craftsman, and Spanish Colonial residences became the predominate styles in the tract. Each of the district's contributors is representative of the residential architecture and urban history of the early 20th century in Los Angeles. Together these properties constitute a significant concentration of connected historical resources. Contributors to the district include approximately 57% of the total parcels within the district



District Contributors

Parcel No	Address	Direction	Street	NRHP Status Code
5053018001	1904	W	27TH	5D3
5053010014	1962	W	27TH	5D3
5053026026	1803	W	29TH	5D3
5053014002	1940	W	29TH	5D3
5053035006	2622		BRIGHTON	5D3
5053035011	2648		BRIGHTON	5D3
5053035012	2656	S	BRIGHTON	5D3
5053034029	2702	S	BRIGHTON	5D3
5053034038	2706	S	BRIGHTON	5D3
5053029032	2707		BRIGHTON	5D3
5053034030	2712	S	BRIGHTON	5D3
5053029033	2715		BRIGHTON	5D3
5053034037	2716	S	BRIGHTON	5D3
5053034027	2720		BRIGHTON	5D3
5053029029	2723		BRIGHTON	5D3
5053034025	2726		BRIGHTON	5D3
5053029034	2727		BRIGHTON	5D3
5053034031	2800		BRIGHTON	5D3
5053029035	2801	S	BRIGHTON	5D3
5053034032	2806		BRIGHTON	5D3
5053029030	2807		BRIGHTON	5D3
5053034033	2812		BRIGHTON	5D3
5053029028	2815		BRIGHTON	5D3
5053029026	2817		BRIGHTON	5D3
5053034034	2818		BRIGHTON	5D3
5053034026	2820		BRIGHTON	5D3
5053029036	2823		BRIGHTON	5D3
5053034036	2826		BRIGHTON	5D3
5053029037	2827	S	BRIGHTON	5D3
5053030032	2913	S	BRIGHTON	5D3
5053030034	2939		BRIGHTON	5D3
5053030028	2945		BRIGHTON	5D3
5053033031	2946	S	BRIGHTON	5D3
5053030030	2949		BRIGHTON	5D3
5053033027	2952		BRIGHTON	5D3
5053030031	2957	S	BRIGHTON	5D3
5053032007	3026		BRIGHTON	5D3
5053031029	3103		BRIGHTON	5D3
5053032009	3106		BRIGHTON	5D3
5053031027	3107	S	BRIGHTON	5D3
5053032010	3112		BRIGHTON	5D3
5053031030	3113		BRIGHTON	5D3
5053020013	2611		DALTON	5D3
5053027033	2616		DALTON	5D3
5053020026	2617		DALTON	5D3
5053027029	2618		DALTON	5D3

District Contributors (Continued)

Parcel No	Address	Direction	Street	NRHP Status Code
5053020016	2621		DALTON	5D3
5053020017	2627		DALTON	5D3
5053027037	2630		DALTON	5D3
5053020019	2637		DALTON	5D3
5053020020	2641	S	DALTON	5D3
5053027030	2646	S	DALTON	5D3
5053020021	2647		DALTON	5D3
5053027038	2656		DALTON	5D3
5053021025	2703	S	DALTON	5D3
5053021028	2707	S	DALTON	5D3
5053021027	2723	S	DALTON	5D3
5053021031	2727	S	DALTON	5D3
5053021029	2801	S	DALTON	5D3
5053026034	2806	S	DALTON	5D3
5053021030	2807	S	DALTON	5D3
5053026029	2812	S	DALTON	5D3
5053021032	2813	S	DALTON	5D3
5053026030	2816	S	DALTON	5D3
5053026032	2822	S	DALTON	5D3
5053026033	2826	S	DALTON	5D3
5053021033	2829	S	DALTON	5D3
5053025001	2900		DALTON	5D3
5053025037	2906		DALTON	5D3
5053022033	2907		DALTON	5D3
5053025003	2912		DALTON	5D3
5053025006	2926		DALTON	5D3
5053022025	2927		DALTON	5D3
5053022026	2937		DALTON	5D3
5053022028	2947	S	DALTON	5D3
5053022031	2953		DALTON	5D3
5053025012	2956		DALTON	5D3
5053022032	2957		DALTON	5D3
5053023036	3007	S	DALTON	5D3
5053024005	3022		DALTON	5D3
5053023029	3023		DALTON	5D3
5053024007	3102		DALTON	5D3
5053023028	3107		DALTON	5D3
5053028029	2616		HALLDALE	5D3
5053028008	2620		HALLDALE	5D3
5053027019	2621	S	HALLDALE	5D3
5053027020	2625	S	HALLDALE	5D3
5053028009	2626	S	HALLDALE	5D3
5053027021	2627	S	HALLDALE	5D3
5053028010	2628		HALLDALE	5D3
5053027022	2633	S	HALLDALE	5D3

District Contributors (Continued)

Parcel No	Address	Direction	Street	NRHP Status Code
5053028014	2650	S	HALLDALE	5D3
5053028015	2654	S	HALLDALE	5D3
5053029002	2706		HALLDALE	5D3
5053029003	2712		HALLDALE	5D3
5053029004	2716		HALLDALE	5D3
5053029005	2722		HALLDALE	5D3
5053029006	2726		HALLDALE	5D3
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5053026024	2817		HALLDALE	5D3
5053029011	2822		HALLDALE	5D3
5053026022	2827		HALLDALE	5D3
5053025014	2901	S	HALLDALE	5D3
5053025036	2911	S	HALLDALE	5D3
5053030003	2912		HALLDALE	5D3
5053030007	2932		HALLDALE	5D3
5053030008	2934		HALLDALE	5D3
5053025029	2937		HALLDALE	5D3
5053030009	2942		HALLDALE	5D3
5053030010	2946		HALLDALE	5D3
5053025032	2951		HALLDALE	5D3
5053030011	2952		HALLDALE	5D3
5053025030	2957		HALLDALE	5D3
5053030012	2958		HALLDALE	5D3
5053024025	3003		HALLDALE	5D3
5053031002	3006		HALLDALE	5D3
5053031004	3016		HALLDALE	5D3
5053024030	3017		HALLDALE	5D3
5053031006	3026		HALLDALE	5D3
5053031007	3100		HALLDALE	5D3
5053024029	3103		HALLDALE	5D3
5053012026	2621	S	HARVARD	5D3
5053012035	2625	S	HARVARD	5D3
5053019007	2634	S	HARVARD	5D3
5053012030	2641	S	HARVARD	5D3
5053019009	2644	S	HARVARD	5D3
5053012031	2647	S	HARVARD	5D3
5053012021	2657	S	HARVARD	5D3
5053013030	2701	S	HARVARD	5D3
5053018002	2702	S	HARVARD	5D3
5053013025	2713	S	HARVARD	5D3
5053013033	2723	S	HARVARD	5D3
5053018008	2726	S	HARVARD	5D3
5053013034	2727	S	HARVARD	5D3
5053018010	2806	S	HARVARD	5D3

District Contributors (Continued)

Parcel No	Address	Direction	Street	NRHP Status Code
5053018011	2812	S	HARVARD	5D3
5053018012	2814	S	HARVARD	5D3
5053013029	2821	S	HARVARD	5D3
5053017001	2900	S	HARVARD	5D3
5053017002	2908	S	HARVARD	5D3
5053017003	2910	S	HARVARD	5D3
5053017004	2914	S	HARVARD	5D3
5053014039	2919	S	HARVARD	5D3
5053014036	2933	S	HARVARD	5D3
5053014030	2937	S	HARVARD	5D3
5053017010	2946	S	HARVARD	5D3
5053017011	2950	S	HARVARD	5D3
5053014034	2953	S	HARVARD	5D3
5053016002	3006	S	HARVARD	5D3
5053015029	3015	S	HARVARD	5D3
5053015030	3019	S	HARVARD	5D3
5053015043	3023	S	HARVARD	5D3
5053015033	3027	S	HARVARD	5D3
5053015031	3101	S	HARVARD	5D3
5053011027	2631	S	HOBART	5D3
5053011022	2635	S	HOBART	5D3
5053011023	2637	S	HOBART	5D3
5053012008	2640	S	HOBART	5D3
5053011026	2641	S	HOBART	5D3
5053012009	2646	S	HOBART	5D3
5053012010	2650	S	HOBART	5D3
5053012011	2656	S	HOBART	5D3
5053010015	2703	S	HOBART	5D3
5053010016	2707	S	HOBART	5D3
5053010017	2713	S	HOBART	5D3
5053013004	2716	S	HOBART	5D3
5053010030	2717	S	HOBART	5D3
5053010028	2721	S	HOBART	5D3
5053013006	2726	S	HOBART	5D3
5053010021	2801	S	HOBART	5D3
5053013007	2802	S	HOBART	5D3
5053013009	2812	S	HOBART	5D3
5053013010	2816	S	HOBART	5D3
5053013011	2822	S	HOBART	5D3
5053010025	2823	S	HOBART	5D3
5053014001	2902	S	HOBART	5D3
5053009030	2907	S	HOBART	5D3
5053009031	2911	S	HOBART	5D3
5053014004	2912	S	HOBART	5D3
5053009032	2915	S	HOBART	5D3
5053014006	2922	S	HOBART	5D3

District Contributors (Continued)

Parcel No	Address	Direction	Street	NRHP Status Code
5053009034	2927	S	HOBART	5D3
5053009028	2933	S	HOBART	5D3
5053009029	2947	S	HOBART	5D3
5053009037	2957	S	HOBART	5D3
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5053015002	3004	S	HOBART	5D3
5053008013	3013	S	HOBART	5D3
5053008014	3017	S	HOBART	5D3
5053008015	3023	S	HOBART	5D3
5053015009	3106	S	HOBART	5D3
5053020034	2610	S	LA SALLE	5D3
5053019016	2621	S	LA SALLE	5D3
5053019018	2631	S	LA SALLE	5D3
5053019019	2637	S	LA SALLE	5D3
5053020031	2640	S	LA SALLE	5D3
5053019021	2647	S	LA SALLE	5D3
5053020032	2648	S	LA SALLE	5D3
5053019022	2649	S	LA SALLE	5D3
5053021001	2700	S	LA SALLE	5D3
5053018015	2703	S	LA SALLE	5D3
5053021002	2706	S	LA SALLE	5D3
5053018016	2707	S	LA SALLE	5D3
5053021003	2712	S	LA SALLE	5D3
5053018017	2713	S	LA SALLE	5D3
5053021004	2716	S	LA SALLE	5D3
5053018018	2717	S	LA SALLE	5D3
5053018019	2723	S	LA SALLE	5D3
5053021006	2726	S	LA SALLE	5D3
5053018020	2727	S	LA SALLE	5D3
5053018021	2801	S	LA SALLE	5D3
5053021007	2802	S	LA SALLE	5D3
5053021008	2806	S	LA SALLE	5D3
5053018022	2807	S	LA SALLE	5D3
5053021009	2812	S	LA SALLE	5D3
5053018023	2813	S	LA SALLE	5D3
5053021010	2816	S	LA SALLE	5D3
5053018024	2817	S	LA SALLE	5D3
5053018025	2823	S	LA SALLE	5D3
5053022003	2912	S	LA SALLE	5D3
5053022004	2918	S	LA SALLE	5D3
5053022005	2922	S	LA SALLE	5D3
5053017020	2931	S	LA SALLE	5D3
5053022007	2932	S	LA SALLE	5D3
5053022008	2936	S	LA SALLE	5D3
5053017021	2937	S	LA SALLE	5D3
5053017028	2941	S	LA SALLE	5D3

District Contributors (Continued)

Parcel No	Address	Direction	Street	NRHP Status Code
5053022009	2942	S	LA SALLE	5D3
5053017024	2945	S	LA SALLE	5D3
5053022010	2946	S	LA SALLE	5D3
5053017025	2951	S	LA SALLE	5D3
5053022011	2952	S	LA SALLE	5D3
5053016019	3011	S	LA SALLE	5D3
5053023003	3012	S	LA SALLE	5D3
5053016020	3015	S	LA SALLE	5D3
5053023005	3022	S	LA SALLE	5D3
5053023006	3026	S	LA SALLE	5D3
5053016022	3027	S	LA SALLE	5D3
5053023007	3102	S	LA SALLE	5D3
5053034013	2701	S	NORMANDIE	5D3
5053034014	2705	S	NORMANDIE	5D3
5053034015	2711	S	NORMANDIE	5D3
5053034016	2717	S	NORMANDIE	5D3
5053034017	2723	S	NORMANDIE	5D3
5053034018	2727	S	NORMANDIE	5D3
5053034019	2801	S	NORMANDIE	5D3
5053034020	2807	S	NORMANDIE	5D3
5053034021	2813	S	NORMANDIE	5D3
5053033013	2903	S	NORMANDIE	5D3
5053033014	2907	S	NORMANDIE	5D3
5053033015	2915	S	NORMANDIE	5D3
5053033016	2917	S	NORMANDIE	5D3
5053033018	2929	S	NORMANDIE	5D3
5053033022	2947	S	NORMANDIE	5D3
5053032034	3027	S	NORMANDIE	5D3
5053009007	2926	S	WESTERN	5D3
5053029038	2703	S	BRIGHTON	3CS
5053030033	2917	S	BRIGHTON	3CS
5053027028	2626	S	DALTON	3CS
5053025035	2907	S	HALLDALE	3CS
5053031005	3022	S	HALLDALE	3CS
5053012900	2616		HOBART	1S

VIII. RECOMMENDATIONS

The purpose of this intensive-level survey project was to identify, document and prepare and inventory of historic properties within the Normandie 5 Redevelopment Project Area, to assist the CRA in complying with CEQA, and to help guide future preservation efforts, new project planning, and the adaptive reuse and rehabilitation of historic resources. To achieve these goals, PCR recommends the findings of the current study be made available to CRA Staff, OHR and the public. For example, an electronic copy (pdf) of the survey report may be made available to CRA staff and the public through the CRA website. In addition, it is recommended the survey data in the database be uploaded to the CRA's property database, and the information incorporated into ZIMAS and the OHR's SurveyLA database. Hard copies of the survey report and DPR forms may also be made available through the California Historical Records Information System, and placed on file at the South Central Coastal Information Center, California State University, Fullerton, Department of Anthropology. These measures would ensure the survey report and results will be available to the public, developers and environmental consultants for consideration as a part of the environmental planning process for future redevelopment or rehabilitation projects.

Additionally, it is recommended that the CRA develop an education program to educate CRA staff and the public in understanding the survey findings and implications, including permit review requirements for properties assigned a CHR status code of 1-5. The public education program may include explanatory information posted on the CRA website and provided in paper handouts, guidance on applying for federal and state tax credits, as well as a series of public workshops. Public workshops may be conducted by the CRA and/or in conjunction with programs developed by the OHR as well as other preservation organizations such as the Los Angeles Conservancy and the California Preservation Foundation. Other organizations such as the National Trust for Historic Preservation, the Association for Preservation Technology, and the Getty Conservation Institute may also have educational programs from time to time that would be useful and for CRA staff and the public to attend. There are a variety of National Register publications available on historic resources management and preservation that would be useful resources for CRA staff and the public, which are available from the following website: <http://www.nps.gov/history/nr/publications/>.

It is also important to provide the public with information and guidance on available preservation/rehabilitation funding resources and incentives for properties assigned a CHR status code of 1-5. While properties assigned a CHR status code of 1-5 may be eligible for federal and state preservation incentives such as the Mills Act Property Tax Abatement Program. Information on the Federal Tax Credit Program is available at the following website,

<http://www.nps.gov/history/tax.htm>. Information on the Mills Act program is available via the World Wide Web at <http://www.surveyla.org>www.surveyla.org/mills-act. In addition to tax credits, other funding resources such as preservation grants may also be available from a variety of public and private organizations. Furthermore, recent studies³⁴ have shown that the financial benefits of historic preservation include a measurable increase in heritage tourism, enhanced opportunities for local employment in the building trades, measurable decreases in property vacancies, and greater availability of affordable commercial space for start-up businesses which support adaptive reuse of existing building stock for live-work uses.

Enhancement of community character and sense of place are primary benefits of incorporating the survey findings into the planning process, and one of the most significant potential benefits of historic preservation from both the economic standpoint and the perspective of community identity. To this end, it is recommended that the CRA develop historic preservation design guidelines for historic districts, as well as important concentrations of properties that still possess architectural character as a group but may not rise to the threshold of significance for formal designation as historic districts. All projects within the boundaries of the historic district would be required to comply with the design guidelines and development standards, which would be tailored to the architecture of each district/zone. The overall goal of these guidelines would be to preserve the unique architectural character of the districts and zones while attracting new businesses and customers, and providing for the comfort, convenience, and safety of workers, residents and shoppers. The guidelines would require that alterations, additions, rehabilitations and new construction be developed in a compatible manner such that the architectural character of these districts would be preserved and rehabilitated, thereby enhancing community character and sense of place.

³⁴ Hammer, Siler, George Associates, *D&S 04: Economic Impact of Historic District Designation Lower Downtown Denver, Colorado* (PDF), National Trust for Historic Preservation, 1996. Originally published in 1990. This report summarizes the analysis and conclusions of a study concerning the impacts of the Lower Downtown historic district designation in the first two years of its enactment. See also the series of articles by Donovan Rypkema, *D&S 06: The Investor Looks at a Historic Building* (PDF), National Trust for Historic Preservation, 1996; *Economics of Historic Preservation: A Community Leader's Guide (Updated)*, National Trust for Historic Preservation, 1994, 2005; and *Economics of Rehabilitation*, National Trust for Historic Preservation, 1997.

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